



Planning Commission

Regular Meeting **AGENDA**

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Zoom Instructions

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2. Via phone call using cellphone or landline: When the meeting begins, and they begin to discuss the item you wish to comment on, Press *9 to raise your hand. When you are called upon to speak, you will be prompted to unmute your mic, press *6 to unmute.

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December 8, 2021 - 6:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.a. Approval of the Draft Minutes of November 10, 2021, a Regular Meeting.

Recommended Action: Approve the Draft Minutes of November 10, 2021, a Regular Meeting.

Attachments:

1. November 10, 2021 PC Draft Minutes

5. APPEAL PROCESS

All determinations of the Planning Commission regarding major discretionary planning permits are final unless a written appeal, stating the reasons for the appeal, is filed with the City Clerk within ten (10) days of the date the decision was made. An interested party may appeal only if he or she appeared and stated his or her position during the hearing on the decision from which the appeal is taken. For items on this agenda, the appeal must be received by December 20, 2021.

6. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

The Planning Commission welcomes input from the audience. In order for everyone to be heard, please limit your comments to three (3) minutes per person and not more than ten (10) minutes per subject. The Brown Act regulations do not allow action to be taken on audience comments.

7. SITE VISIT VERIFICATION

8. VERIFICATION OF NOTICE

9. PLANNING COMMISSIONERS REPORT

10. DIRECTOR'S REPORT

11. CONSENT CALENDAR

12. NEW BUSINESS

- 12.a. Review and consider a Major Site Development Permit to allow for mixed-use development of a vacant parcel consisting of a car wash, automobile service/repair, and one-bedroom apartment; 1006 So State St; APNs 003-130-74/75; File No. 20-5427.

Recommended Action: 1) Conduct a public hearing; 2) Approve the proposed Major Site Development Permit, categorically exempt from CEQA as described in CEQA Guidelines Article 19, Section 15332, Class 3(c); based on the Findings, and subject to the Conditions included in the Staff Report, dated November 19, 2021.

Attachments:

1. Findings
2. Conditions of Approval
3. Application & Project Statement
4. Site Plan & Elevations
5. Materials Board and Color Samples
6. Landscaping and Irrigation Plans
7. Grading and Drainage Plan
8. Low Impact Design - System Information
9. Agency Comments
10. Traffic Study
11. Parking Agreement
12. ALUC Hearing Packet
13. Design Review Board Minutes_Draft_20211108
14. Public Comment - Pinky Kushner

13. UNFINISHED BUSINESS

14. ADJOURNMENT

Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request. Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available at the Civic Center 300 Seminary Ave. Ukiah, CA 95482; and online at: www.cityofukiah/meetings/ at the end of the next business day.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the bulletin board at the main entrance of the City of Ukiah City Hall, located at 300 Seminary Avenue, Ukiah, California, not less than 72 hours prior to the meeting set forth on this agenda.

Stephanie Abba, Planning Commission Secretary
Dated: December 3, 2021

CITY OF UKIAH
PLANNING COMMISSION REGULAR MEETING
MINUTES
Virtual Meeting Link: <https://global.gotomeeting.com/join/678443853>
Ukiah, CA 95482
November 10, 2021
6:00 p.m.

1. CALL TO ORDER

The City of Ukiah Planning Commission held a Regular Meeting on November 10, 2021. The meeting was legally noticed on November 01, 2021. Chair Christensen called the meeting to Order at 6:00 p.m. on the following virtual link: <https://global.gotomeeting.com/join/678443853>

CHAIR CHRISTENSEN PRESIDING.

2. ROLL CALL

Roll was taken with the following **Commissioners Present:** Rick Johnson, Michelle Johnson, Alex de Grassi, Mark Hilliker, and Laura Christensen. **Staff Present:** Craig Schlatter, Community Development Director; and Stephanie Abba, Planning Commission Secretary.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. APPROVAL OF MINUTES

a. Approval of the Draft Minutes of October 27, 2021.

Motion/Second: Rick Johnson/Hilliker to approve the Minutes of October 27, 2021 with the two corrections. Motion **carried** by the following roll call vote: AYES: R. Johnson, M. Johnson, de Grassi, Hilliker, and Chair Christensen. NOES: None. ABSENT: None. ABSTAIN: None.

5. APPEAL PROCESS

No appeals were received.

6. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

No public comment was received

7. SITE VISIT VERIFICATION

Verified by Commissioners

8. VERIFICATION OF NOTICE

Verified by Staff

9. PLANNING COMMISSIONERS' REPORTS

No reports were received

10. PLANNING COMMISSION DIRECTOR'S REPORT

Report received

11. CONSENT CALENDAR

No items on the consent calendar.

12. NEW BUSINESS

a. Consideration of Proposed Major Use and Site Development Permit for development of a U-Haul Self-Storage and Rental Facility at 675 North Orchard Avenue; APNs 002-030-09 & 10; File No. 21-6246.

Presenters: Craig Schlatter, Community Development Director.

Public Comment: Savelle Jefferson and Victor Vanegas-U-haul; Alan Nicholson, Pinky Kushner, Susan Sher; Unidentified Caller; Milissa Phillips.

Motion/Second: Rick Johnson/Hilliker to postpone the decision on the project and return it back to the Design Review Board and Staff to make modifications then re-submit the project to the Commission. Motion **carried** by the following roll call vote: AYES: R. Johnson, M. Johnson, de Grassi, Hilliker, and Chair Christensen. NOES: None. ABSENT: None. ABSTAIN: None.

13. UNFINISHED BUSINESS

No unfinished business was agendized.

14. ADJOURNMENT

There being no further business, the meeting adjourned at 7:32 p.m.

Stephanie Abba, Planning Commission Secretary



TO: Planning Commission
FROM: Jesse Davis, Planning Manager
DATE: November 24, 2021
SUBJECT: Request to review and consider a Major Site Development Permit to allow for mixed-use development of a vacant parcel consisting of a car wash, automobile service/repair, and one-bedroom apartment; 1006 So State St; APNs 003-130-74/75; File No. 20-5427.

SUMMARY

OWNER/APPLICANT: Nimesh Bhula/ Enrique Espinoza
AGENTS: Michelle Johnson & Randy Figueiredo
LOCATION: 1006 So State Street (APN 003-130-74/75)
TOTAL ACREAGE: ±0.66 acres
GENERAL PLAN: Commercial (C)
ZONING DISTRICT: Heavy Commercial (C-2)
AIRPORT COMPATIBILITY: Zone 2 (Inner Approach/Departure Zone)
ENVIRONMENTAL DETERMINATION: Categorical Exemption, pursuant to CEQA Guidelines Article 19, Class 3 (C): New Construction of Commercial Structures
RECOMMENDATION: Conditional Approval (see Draft Findings in **Attachment 1** and Draft Conditions of Approval in **Attachment 2**)

BACKGROUND

The last recorded use of the subject property was for *Forman's Video Game Room* (#83-04), which was approved by the Planning Commission on August 25, 1982. Prior to 1982, the subject property existed as *Forman's Plumbing and Electric*, a wholesale/retail plumbing supply business (#80-53). Staff understands that those uses were preceded by a gasoline station and bulk fuel storage depot, for which a requested Minor Subdivision (#80-16) was withdrawn on October 3, 1980. Upon review of associated records, Staff determined that the subject property has been vacant for approximately 20 years, with the previous improvements indicated as destroyed by a structure fire.

The proposed project is not associated with any previous Use Permits or discretionary planning requests. This application for a Major Site Development Permit was originally received on December 10, 2019, and revised application materials were submitted on October 18, 2021.

PROJECT DESCRIPTION

The Applicant proposes mixed-use development of a vacant parcel consisting of a car wash and automobile service/repair facility, as well as a one-bedroom apartment. As detailed within the attached



application materials (**Attachment 3a**), the proposed development includes the following structures or improvements to facilitate the requested uses:

- Office: 608 square feet (1st Floor)
- Apartment: 617 square feet (2nd Floor)
- Carwash (Self-Serve & Full-Service): 2,286 square feet
- Vacuum Stations (Self-Serve): 1,152 square feet
- Auto-Service Building: 2,856 square feet

The primary use of the site is allocated to the car-wash and cleaning business, which will include three (3) self-service vacuum stations. The carwash business operations are expected to fluctuate seasonally, with most of the traffic occurring during the spring and summer months. Additionally, the Applicant proposes a two-story structure with a one-bedroom residential unit to provide additional revenue during slower periods. Similarly, the Applicant proposes an auto-shop and interior detail spaces to provide alternative revenue streams. The proposed hours of operation are from 8:00 AM to 5:00 PM, Monday-Saturday, and 9:00 AM to 9:00 PM on Sunday.

The northeast portion of the site will have a four-bay self-serve car wash with a fifth bay as an employee-staffed hand wash and drying station. The automotive bays and machine room/storage building will have concrete block walls with an exterior plaster (stucco) finish, rustic red metal roofs, and a sloped steel canopy over the hand wash area (**Attachment 3b**). There will be a separate vacuum station area for customers west of the proposed carwash bays. A 'Color & Materials Board' is provided within **Attachment 3c**.

The southeast corner of the site will feature a two-story building with the car wash and automotive office on the ground floor and a one-bedroom apartment on the second floor. The exterior of the building will have plaster, steel sunshades, and commercial aluminum storefront windows and doors. The upper floor will have vertical ribbed metal siding and a sloped metal roof. Parking for the apartment and office will be located along the southerly property line.

The western portion of the site is to include a single-story steel-framed commercial building with vertical ribbed metal siding and a gabled metal roof. The southerly end of this building will house two spaces with roll-up doors intended for auto detailing and glass tinting. The more significant northern portion is designed for use by an automobile repair shop or similar entity. The height of the two-story office/apartment structure is 26± feet above grade, and is the tallest structure proposed.

SETTING

Located at the southwest corner of the intersection of South State Street and Observatory Avenue, the subject property has been vacant for a substantial duration of time. The project site is located within the boundaries of the Downtown Design District, and lies within the Heavy Commercial (C2) zoning district. Similarly, it is designated Commercial (C) under the City's General Plan. Prior to the adoption of the Ukiah Municipal Airport Land Use Compatibility Plan (UKI ALUCP), the entirety of the subject property was located within Zone B2, and was reviewed under those guidelines. Upon adoption of the UKI ALUCP, the site is now located within Zone 2 (Inner Approach/ Departure Zone).

The site is designated "Urban and Built-Up Land" by the California Resources Agency (CRA), as the property is characterized by hardscapes related to its former industrial and commercial uses. While vacant, the property is surrounded by a variety of commercial, civic and residential improvements and uses. Immediately to the south is a multi-story motel, while to the north is a gas station and convenience store. A homeless resource center is located on the opposite side South State Street, and to the west there is a multi-family housing development (Ukiah Green South Apartments). This apartment complex

includes a portion of undeveloped property (APN 003-130-70/71) east of Mulberry Street. This easterly parcel serves as a continuous buffer, separating commercial development along South State Street from the multi-family residential structures opposite Mulberry Street. *Table 1* includes a summary of adjacent land uses, while Figures 1-3 convey the adjacent general plan and zoning districts, as well as provides an aerial image:

Table 1: Zoning and Land Use		
	ZONING:	USE:
NORTH	Heavy Commercial; High Density Residential	Gas Station; Parking Lot; Single-Family Residence
EAST	Heavy Commercial	Homeless Resource and Day Center
SOUTH	Heavy Commercial	Multi-Story Motel
WEST	Planned Residential Development	Ukiah Green South Apartments

Figure 1: General Plan Land Use



Figure 2: Zoning Designation



Figure 3: Aerial Image





AGENCY COMMENTS

Project referrals were sent to the following responsible or trustee agencies with interest or jurisdiction over the project: Ukiah Valley Fire Authority, City of Ukiah Public Works, City of Ukiah Police Dept., City of Ukiah Electrical Utility, City of Ukiah Building Division, Mendocino County Environmental Health, Mendocino County Air Quality Management District, and Mendocino County Planning and Building. The agencies' comments and recommended Conditions of Approval are contained in **Attachment 4**.

STAFF ANALYSIS

General Plan Consistency: The parcel carries a General Plan Land Use designation of Commercial (C). The proposed request is aligned with the intent of this General Plan, as the subject parcel is located on a public street and appropriately served by existing utilities and infrastructure as required by the Commercial General Land Use designation. The request is further supported by the following General Plan Goals listed in **Table 2**:

Table 2: General Plan Analysis	
Goal GP-2: Promote business development, emphasizing local ownership of businesses in order to keep capital and growth within the community.	As conveyed by the Project Statement (Attachment 3a), the Applicant, Enrique Espinoza, has operated a car wash business in Ukiah since 1998. The Applicant began by managing a local car wash business, and in 2004 started his own business at a leased locale for which it subsequently has outgrown. His services include detailing vehicles for local car dealerships, washing local large commercial trucks for local businesses such as UPS, window tinting, and detailing services for personal cars, boats, and motorcycles.
Policy H-5.4: Mixed Use: Encourage the development of mixed residential and commercial uses in the commercial zoning districts where the viability of the commercial activities would not be adversely affected.	The Applicant proposes a two-story mixed-use structure that includes an office with a second-story one-bedroom residential unit to provide additional revenue. Staff has determined that the commercial activities would not be disrupted by this residential use, which is otherwise accessory to the on-site commercial activities and considered compatible.

Zoning Consistency: The subject property is zoned Heavy Commercial (C-2), and per UCC §9096, *Service (gas) station, automobile repair, automobile body and painting shop, and car washing facilities* are considered allowed uses. The purpose of the Heavy Commercial Zoning District is to provide opportunities for commercial service, wholesale activities, auto repair shops, agricultural supply stores, and other activities which are generally inappropriate in areas developed with professional offices and retail stores.

The requested residential unit is considered accessory to the commercial endeavor, as the unit is on the second floor of the associated office. The apartment, however, will retain a designated parking space and separate residential entrance. Per UCC §9096, accessory uses are allowed within the C-2 Zoning District. Upon review of submitted application materials, Staff determined that the project complies with the building height and setback requirements.

While proposed signage is not included with the materials for review by the Planning Commission, the Applicant is conditioned to obtain all required Sign Permits, in compliance with Division 3, Chapter 7, Signs, of the Ukiah City Code. Prior to the placement/installation of any sign(s), the applicant shall make



application for and receive approval of a sign permit. Any signage shall be in substantial conformance with the conceptual signs approved within the Downtown Design District.

Landscaping: The intent for the project's landscaping is to provide attractive, minimal maintenance, and durable low-water usage plants. The Applicant will be improving the north and east property lines with new ADA sidewalks, street trees, and landscaping to enhance the aesthetics and walkability of adjacent local streets. Given the relatively small commercial parcel size, requested development and zoning standards, required parking, and pedestrian walkways, the Applicant is requesting relief from the landscaping standards.

The percentage of landscape coverage indicated by the submitted plan is 10.8% of the gross parcel area, while the percentage of tree canopy over paved area is calculated at 24.5% within 15 years (**Attachment 3d**). Per UCC §9101, all new developments within the C-2 zoning district shall include landscaping coverage of twenty percent (20%) of the gross area of the parcel, and fifty percent (50%) shade coverage. In this instance, Staff defers to the Planning Commission to consider a reduction in required landscaping. Staff notes that the landscaping plan still includes an automatic irrigation system and considerations for supplemental lighting, as well as appropriate documentation to ensure required maintenance. The project has been reviewed for compliance and appropriateness by the Department of Public Works for which their suggested Conditions of Approval are incorporated within **Attachment 2**. Per Ukiah City Code, the Planning Commission maintains the authority to modify the required standards of a landscaping plan depending upon the size, scale, intensity, and location of the development project. The following standards are requested for reduction:

1. **§9101(C)(1)(c):** Parking lot trees shall primarily be deciduous species, and shall be designed to provide a tree canopy coverage of fifty percent (50%) over all paved areas within fifteen (15) years of planting.
2. **§9101(C)(1)(g):** All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless based upon the small size of a parcel as determined by the Planning Director. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.

Based on the comparatively small size of the subject parcel (.66 acres), and the need to accommodate on-site parking (41 Spaces) and circulation (automotive and pedestrian), relief from these landscaping requirements is appropriate. Furthermore, per the Applicant, the parcel is comparatively long and narrow, contributing to the challenge of providing the required landscaping and shade coverage. A special finding to support this reduction is included within **Attachment 1**.

Per the required findings of the Site Development Permit, Staff found that sufficient landscaped areas have been reserved for purpose of separating the proposed structure(s) from the street and adjoining building sites. Proposed landscaping also breaks up large expanses of paved areas, which are otherwise needed to accommodate this automobile centric business. Moreover, the scale and nature of landscape materials complements and accents the site, building design and dimensions. It should be noted that the site is currently vacant, and features minimal vegetation. While not under the ownership, the adjacent parcel (APN 003-130-70) provides additional vegetation and landscaping that buffers the site from nearby residential uses. While contiguous, this area is not considered as a component of the required twenty percent (20%) of landscape coverage.

During the Design Review Board (DRB) Hearing on November 8, 2021, public comments presented concern regarding the appropriateness of three of the selected plantings. In particular, Krauter Vesuvius Purple Leaf Plum, Coral Beauty Cotoneaster, and Green Showers Boston Ivy were cited as inappropriate



by a member of the general public. As noted by the Applicant and Staff, these previously included plantings were identified and selected per suggested lists made available by the City of Ukiah. As a Condition of Approval, Staff requires that the Applicant submit for the review and approval of the Director of the Community Development Department a 'Final Landscaping Plan' to ensure the appropriateness of selected landscaping and trees in conformance with the findings of the Design Review Board.

Parking: The Applicant provides a total of 19 off-street parking spaces on the subject property. As depicted on the submitted site plan (**Attachment 3b**), these spaces are located along the southern property line (12 spaces), north of the office (2 spaces), west of the vacuum stations (2 spaces), and east of the automotive shop (5 spaces). Two (2) of these spaces are considered accessible, while two (2) are identified for compact vehicles. The hand-wash bay provides stacking for up to five (5) vehicles in compliance with UCC §9198 (B)(1), while the self-service bays provide stacking for a total of ten (10) vehicles. Cumulatively, the Applicant provides for 34 spaces on-site by combining the mixture of off-street spaces and stacking, which is consistent with past approaches for car wash facilities within Ukiah.

Due to the number and types of uses requested, Staff determined that a total of 41 parking spaces are required to undertake the requested uses and activities. Below, in Table 3, Staff further details these requirements:

Table 3: Off-Street Parking Analysis			
Requirements	Spaces Required	Calculation	Code Section
Office	0	Accessory Use to Auto-Shop & Car-Wash	N/A
1 Bedroom Apartment	1	1 Bedroom Residential Apartment	§9198(A)(3)
Tint Garage	3	3 Per Bay (1 Bay)	§9198(B)(5)
Window Garage	3	3 Per Bay (1 Bay)	§9198(B)(5)
Automotive Shop per Bay	9	3 Per Bay (3 Bays)	§9198(B)(5)
Vacuum Stations	0	No Code Section	N/A
Car Wash per Bay	15	3 Per Bay (5 Bays)	§9198(B)(6)(b)
Employee Parking	10	1 Per Employee	§9198(B)(6)(a)
Total	41		

To address the remaining required parking spaces, the Applicant has provided a lease document to facilitate use of an off-site property for six (6) parking spaces (**Attachment 5**). To more effectively utilize the subject property and improve on-site circulation, the Applicant requests a bicycle parking exemption per Ukiah City Code §9199(B), and indicates the provision of bicycle rack for five (5) bicycles. Per Ukiah City Code, without justification, a parking space exemption may be granted to projects involving new construction at a rate of one vehicle space for every five (5) bicycle spaces provided. With the inclusion of this parking exemption and off-site parking arrangement, Staff affirms that sufficient off-street parking is provided for the requested development and uses.

A Traffic Study for the Ukiah Car Wash Project is provided as **Attachment 6**. The Traffic Study, conducted by W-Trans, includes a description of existing conditions, anticipated project trip generation and associated distributions. A queuing analysis related to southbound traffic on South State Street as compared to the project driveway location is included, as is an evaluation of the adequacy of emergency



access and internal circulation. In addition, the study includes an evaluation of the pedestrian crossings at South State Street.

Staff notes that the project conforms with UCC §9101, as the parking area includes perimeter planting strip with both trees and shrubs, and marked pedestrian facilities. While the associated garage spaces are not counted as designated parking spaces, they functionally provide off-street parking for cars under repair. With the recommended Condition of Approval to ensure a dedicated residential parking space, parking requirements for the requested use are consistent with Ukiah City Code.

Airport Land Use: On October 27, 2020, County of Mendocino Staff responded to the City of Ukiah's referral request for the proposed project. County Staff requested a consistency determination before the Mendocino County Airport Land Use Commission, due to the fact that the Airport Land Use Plan at that time did not provide guidance for multi-story, mixed use development. On November 17, 2020, a request for consistency determination was provided to the County of Mendocino for review and processing. Due to the delays, on February 18, 2021, the County determined the project consistent, per policy 1.4.4 of the countywide Mendocino County Airport Comprehensive Land Use Plan (MCACLUP). A copy of the Airport Land Use Hearing Packet, containing analysis of the proposed development, is included as **Attachment 7**.

Prior to the adoption of the Ukiah Municipal Airport Land Use Compatibility Plan (UKI ALUCP), the entirety of the subject property was located within Zone B2. Notably, the subject property is surrounded by more intensive incompatible uses, such as an adjacent multi-story hotel. With the exception of the accessory residential apartment, this project would not necessarily require a compatibility determination as a standalone commercial venture, and due to the previous determination by the Airport Land Use Commission, no further review is required. Conditions of Approval are included to ensure provision of an aviation easement as required by the MCACLUP.

SITE DEVELOPMENT PERMIT

Pursuant to Zoning Ordinance Section 9261(b), a Site Development Permit is required for all new commercial construction. As this project proposes to develop a vacant parcel, it is considered major new development. Below, **Table 4** shows the specific findings that are required before the Site Development Permit can be approved along with staff consistency analysis:

Table 4: Project Consistency - Site Development Permit Findings	
Site Development Permit Findings	Staff Analysis
The proposal is consistent with the goals, objectives, and policies of the City General Plan.	The proposed project is consistent with goals, objectives, and policies of the General Plan, and is consistent with its Commercial Land Use Designation. The proposal will develop a mixed-use project on a vacant parcel along the gateway corridor of South State Street. The development will provide a mixture of residential and commercial uses that will improve the surrounding area and not conflict with any policies of the General Plan; and
The location, size, and intensity of the proposed project will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern.	The location, size, and intensity of the project will not create hazardous or inconvenient vehicular or pedestrian traffic patterns as conveyed by submitted traffic analysis that analyzed operating conditions for the intersections of South State Street/Observatory Avenue and South State Street/Talmage Road. The provided traffic study determined that the circulation met the minimum acceptable level of service for an unsignalized intersection; and



The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to adjacent or surrounding uses.	The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to adjacent or surrounding land uses, as sufficient parking spaces and queuing areas are provided for the requested uses; and
Sufficient landscaped areas have been reserved for purposes of separating or screening the proposed structure(s) from the street and adjoining building sites, and breaking up and screening large expanses of paved areas.	Sufficient landscaped areas, as conditioned, will be reserved for purposes of separating or screening the development from the street and adjoining building sites. Irrigated landscaping is included. On-Site structures, as well as a buffer parcel, serve to separate the development from multi-family housing opposite of Mulberry Street. The site features multiple landscape areas to separate parking spaces along the southern property line and includes street trees as required by the Department of Public Works. Staff can determine that sufficient landscape areas exist; and
The proposed development will not restrict or cut out light and air on the property, or on the property in the neighborhood; nor will it hinder the development or use of buildings in the neighborhood, or impair the value thereof.	The proposed development will not restrict or cut out light and air on the property, or on property in the neighborhood. The site design features a variety of commercial uses, as well as structures of varying height. While the site is considered vacant, the development of the property serves to improve the neighborhood; and
The improvement of any commercial or industrial structure will not have a substantial detrimental impact on the character or value of an adjacent residential zoning district.	The development of these commercial structures will not have a detrimental impact on the character or value of an adjacent zoning district since it is separated by a buffer parcel to the west and is otherwise zoned for the requested use; and
The proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks, and the natural grade of the site.	The subject property is considered a vacant parcel devoid of natural features, including shrubs, and creeks. While there are limited street trees, the proposed landscaping and new tree plantings serve to improve the property; and
There is sufficient variety, creativity, and articulation to the architecture and design of the structure(s) and grounds to avoid monotony and/or a box-like uninteresting external appearance.	There is sufficient variety, creativity, and articulation to the architecture and design of this mixed-use development. The exterior of the building will have plaster, steel sunshades, and commercial aluminum storefront windows and doors. The upper floor will have vertical ribbed metal siding and a sloped metal roof. The proposed improvements are not considered or presented as box-like or feature uninteresting external appearances.

ENVIRONMENTAL DOCUMENTATION

The proposed project is subject to the California Environmental Quality Act (CEQA). The project qualifies for a categorical exemption pursuant to CEQA Guidelines Article 19, Class 3 (C): New Construction of Commercial Structures. It is noted that this exemption can be applied to up to four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

Staff has determined the exemption is appropriate, as the project is located in an urbanized area and zoned for heavy-commercial use; that it consists of commercial structures of less than 10,000 total square feet; that all needed public services and facilities are available; and that the surrounding area is not environmentally sensitive. Furthermore, Staff notes that the exemption has been applied to similar development scenarios elsewhere in California and subsequently affirmed, particularly *Steven Walters*,



et al. v. City of Redondo Beach (Redondo Auto Spa, et al., Real Parties in Interest) (2d Dist., Div. 6, 2016)
1 Cal.App.5th 809, Case No. B258638.

NOTICE

Notice of the Public Hearing was provided in the following manner, in accordance with UCC §9262(C):

- Published in the Ukiah Daily Journal on November 24, 2021
- Posted on the Project site on November 24, 2021
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing
- Provided to property owners within 300 feet of the project parcels, as well as Public Agencies on November 24, 2021

RECOMMENDATION

Staff recommends Planning Commission 1) conduct a public hearing; and 2) approve the Major Site Development Permit to allow for the mixed-use development of a car wash and automobile service/ one-bedroom apartment; located at 1006 S. State Street; APNs 003-130-74/75, based on the Findings and subject to the Conditions in the Staff Report, dated November 24, 2021.

ATTACHMENTS

1. Draft Findings
2. Draft Conditions of Approval
3. Project Application Materials & Site Development Plans
 - a. Application & Project Statement
 - b. Site Plan and Elevations
 - c. Landscaping and Irrigation Plans
 - d. Materials Board and Color Samples
 - e. Grading and Drainage Plan
 - f. Low-Impact Development Plan
4. Agency Referral Responses
5. Traffic Study
6. Shared Parking Agreement – Draft
7. ALUC Hearing Packet – Ukiah Car Wash Project
8. Design Review Board – Minutes 11.8.2021

DRAFT FINDINGS TO APPROVE A MAJOR SITE DEVELOPMENT PERMIT TO ALLOW FOR MIXED-USE DEVELOPMENT OF A VACANT PARCEL CONSISTING OF A CAR WASH AND AUTOMOBILE SERVICE/REPAIR FACILITY AND ONE-BEDROOM APARTMENT; 1006 SO STATE ST; APNS 003-130-74/75; FILE NO. 20-5427.

Recommendation for the Approval of the Major Site Development Permit & Findings: To facilitate a mixed-use development of a vacant parcel consisting of a car wash and automobile service/repair facility, as well as a one-bedroom apartment in accordance with UCC Sections §9096 (*Heavy Commercial Zoning District*) and §9261 (Site Development Permit Procedures).

Landscape Reduction- Special Finding

1. Approval of the modifications to the landscaping requirements is based on the following:
 - **§9101(C)(1)(c):** Parking lot trees shall primarily be deciduous species, and shall be designed to provide a tree canopy coverage of fifty percent (50%) over all paved areas within fifteen (15) years of planting;
 - **§9101(C)(1)(g):** All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless based upon the small size of a parcel as determined by the Planning Director. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.

The project would facilitate development of a mixed use facility with structures of varying heights types and uses. Staff determined that the submitted landscaping is proportional to building elevations and provides for an improved use of the site, which is currently vacant. Based on the comparatively small size of the subject parcel (31,991 square feet), as well as the need to accommodate on-site parking (41 spaces) and associated circulation (automotive and pedestrian), there is limited space to meet the identified standard of 20%. That being said, the proposed landscaping includes a mixture of landscaping and trees appropriate for the project site. Furthermore, the proposed landscaping includes an automatic irrigation system and lighting plan, appropriate documentation to ensure the required landscaping maintenance and ongoing viability. As proposed, the reduced standards are appropriate for the site, and sufficient landscaped areas have been reserved for purposes of separating or screening the proposed structure(s) from the street and adjoining building sites, and breaking up and screening large expanses of paved areas. While not under the ownership of the Applicant, the adjacent parcel (APN 003-130-70) is considered as it provides existing vegetation and landscaping that buffers the site from nearby residential uses. While contiguous, this area is not considered as a component of the required twenty percent (20%) of landscape coverage.

Site Development Permit Findings

2. The proposed project is consistent with goals, objectives, and policies of the General Plan, and is consistent with its Commercial Land Use Designation. The proposal will develop a mixed-use project on a vacant parcel along the gateway corridor of South State Street. The development will provide a mixture of residential and commercial uses that will improve the surrounding area and does not conflict with any policies of the General Plan; and
3. The location, size, and intensity of the project will not create hazardous or inconvenient vehicular or pedestrian traffic patterns as conveyed by submitted traffic analysis that analyzed operating conditions for the intersections of South State Street/Observatory Avenue and South State Street/Talmage Road. The provided traffic study determined that the circulation met the minimum acceptable level of service for an unsignalized intersection; and

4. The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to adjacent or surrounding land uses, as sufficient parking spaces and queuing areas are provided for the requested uses; and
5. Sufficient landscaped areas, as conditioned, will be reserved for purposes of separating or screening the development from the street and adjoining building sites. Irrigated landscaping is included. On-Site structures, as well as a buffer parcel, serve to separate the development from multi-family housing opposite of Mulberry Street. The site features multiple landscape areas to separate parking spaces along the southern property line and includes street trees as required by the Department of Public Works. Staff can determine that sufficient landscape areas exist; and
6. The proposed development will not restrict or cut out light and air on the property, or on property in the neighborhood. The site design features a variety of commercial uses, as well as structure of varying height. While the site is considered vacant, the development of the property serves to improve the neighborhood; and
7. The development of these commercial structures will not have a detrimental impact on the character or value of an adjacent zoning district since it is separated by a buffer parcel to the west and is otherwise zoned for the requested use; and
8. The subject property is considered a vacant parcel devoid of natural features, including shrubs, and creeks. While there are limited street trees, the proposed landscaping and new tree plantings serve to improve the property; and
9. There is sufficient variety, creativity, and articulation to the architecture and design of this mixed-use development. The exterior of the building will have plaster, steel sunshades, and commercial aluminum storefront windows and doors. The upper floor will have vertical ribbed metal siding and a sloped metal roof. The proposed improvements are not considered or presented as box-like or feature uninteresting external appearances.

ENVIRONMENTAL DOCUMENTATION

The proposed project is subject to the California Environmental Quality Act (CEQA). The project qualifies for a categorical exemption pursuant to CEQA Guidelines Article 19, Class 3 (C): New Construction of Commercial Structures. It is noted that this exemption can be applied to up to four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

Staff has determined the exemption is appropriate, as the project is located in an urbanized area and zoned for heavy-commercial use; that it consists of commercial structures of less than 10,000 total square feet; that all needed public services and facilities are available; and that the surrounding area is not environmentally sensitive. Furthermore, Staff notes that the exemption has been applied to similar development scenarios elsewhere in California and subsequently affirmed, particularly *Steven Walters, et al. v. City of Redondo Beach (Redondo Auto Spa, et al., Real Parties in Interest)* (2d Dist., Div. 6, 2016) 1 Cal.App.5th 809, Case No. B258638.

NOTICE

Notice of the Public Hearing was provided in the following manner, in accordance with UCC §9262(C):

- Published in the Ukiah Daily Journal on November 24, 2021
- Posted on the Project site on November 24, 2021
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing
- Provided to property owners within 300 feet of the project parcels, as well as Public Agencies on November 24, 2021

DRAFT CONDITIONS OF APPROVAL FOR A MAJOR SITE DEVELOPMENT PERMIT TO ALLOW FOR MIXED-USE DEVELOPMENT OF A VACANT PARCEL CONSISTING OF A CAR WASH AND AUTOMOBILE SERVICE/REPAIR FACILITY AND ONE-BEDROOM APARTMENT; 1006 SO STATE ST; APNS 003-130-74/75; FILE NO. 20-5427.

The following Conditions of Approval shall be made a permanent part of the Major Site Development Permit, shall remain in force regardless of property ownership, and shall be implemented in order for this entitlement to remain valid.

Approved Project Description: The Applicant proposes a mixed-use development of a vacant parcel consisting of a car wash and automobile service/repair facility, as well as a one-bedroom apartment. The proposed development includes the following structures or improvements to facilitate the requested uses:

- Office: 608 square feet (1st Floor)
- Apartment: 617 square feet (2nd Floor)
- Carwash (Self-Serve & Full-Service): 2,286 square feet
- Vacuum Stations (Self-Serve): 1,152 square feet
- Auto-Service Building: 2,856 square feet

CITY OF UKIAH SPECIAL CONDITIONS

1. All required landscaping shall be properly maintained to insure the long-term health and vitality of the plants, shrubs and trees. Proper maintenance means, but is not limited to the following:
 - o Regular slow, deep watering when feasible. The amount of water used shall fluctuate according to the season, i. e., more water in summer, less in the winter.
 - o Additional watering shall occur during long periods of severe heat and drying winds, and reduced watering shall be used during extended periods of cool rainy weather.
 - o Fertilizer shall only be used on trees during planting. Shrubs may receive periodic fertilizer according to the recommendations of a landscaping professional.
 - o Weed killers shall not be used on or near trees.
 - o The tree ties and stakes shall be checked every six months to ensure they do not constrict the trunks and damage the trees.
 - o Tree ties and stakes shall be removed after 1 to 3 years to ensure they do not damage the trunk of the tree and its overall growth.
 - o Any tree that dies or is unhealthy due to pests, disease or other factors, including vandalism, shall be replaced with the same or similar tree species, or an alternative species included on the Required and Recommended City Tree Lists.
 - o All trees shall be properly pruned as appropriate. No topping cuts shall be made. All pruning shall follow standard industry methods and techniques to ensure the health and vitality of the tree.
2. Applicant shall submit a Final Landscape Plan to the Director of Community Development for review and which must be approved prior to finalization of the Building Permit for the car-wash structure.
3. The Applicant shall maintain a minimum of six (6) parking spaces off-site parking spaces with the agreement to be reviewed by the Director of Community Development.
4. The Applicant shall provide signage, ensuring that one (1) parking space is reserved for the exclusive use of the residential tenant.

CITY OF UKIAH STANDARD CONDITIONS

1. This approval is not effective until the 10-day appeal period applicable to this Major Use Permit has expired without the filing of a timely appeal. If a timely appeal is filed, the project is subject to the outcome of the appeal and shall be revised as necessary to comply with any modifications, conditions, or requirements that were imposed as part of the appeal.
2. All use, construction and the location thereof, or occupancy, shall conform to the application and to any supporting documents submitted therewith, including any maps, sketches, or plot plans accompanying the application or submitted by applicant in support thereof.
3. Any construction shall comply with the "Standard Specifications" for such type of construction now existing or which may hereafter be promulgated by the Engineering Department of the City of Ukiah; except where higher standards are imposed by law, rule, or regulation or by action of the Planning Commission such standards shall be met.
4. Building permits shall be issued within two years after the effective date of the Use Permit or same shall be null and void.
5. In addition to any particular condition which might be imposed; any construction shall comply with all building, fire, electric, plumbing, occupancy, and structural laws, rules, regulations, and ordinances in effect at the time the Building Permit is approved and issued.
6. The Applicant shall obtain all required Sign Permits, in compliance with Division 3, Chapter 7, Signs, of the UCC. Prior to the placement/installation of any sign(s), the applicant shall make application for and receive approval of a sign permit. Any signage shall be in substantial conformance with the conceptual signs approved within the Downtown Design District.
7. The Applicant shall submit verification of all applicable permits or approvals in compliance with all local, state and federal laws to the Community Development Department prior to issuance of building permits.
8. All fees associated with the project planning permits and approvals shall be paid in full prior to occupancy.
9. As outlined in Article 20, Administration and Procedures, of the Zoning Code this planning permit may be revoked through the City's revocation process if the approved project related to this Permit is not being conducted in compliance with these stipulations and conditions of approval; or if the project is not established within two years of the effective date of this approval; or if the established use for which the permit was granted has ceased or has been suspended for 24 consecutive months.

ELECTRIC UTILITY DEPARTMENT CONDITIONS

10. This property is currently not served from existing overhead or underground electric facilities and will require additional planning for a new electrical service that will serve the multiple buildings being proposed for the project. A project this size will require a new underground service from a pad mounted transformer and may require additional substructures (vaults, junction pedestals, Pull Boxes and Conduits) be installed by the developer/customer. In some cases infrastructure may need to be installed/extended beyond the customers parcel, in order to serve the proposed project site.
11. The COU Electric Utility has existing overhead facilities along the Southern end of the parcel, that

borders the proposed project site and currently feeds the neighboring Quality Inn Motel. This overhead feed must be maintained and allowed access to do so by the COU Electric Utility. This particular area should be addressed with the electric utility as soon as convenient, in order to discuss tree plantings under the existing overhead pole lines and future easements if necessary.

12. All future site improvements shall be submitted to the COU Building Department and the Electric Utility Department for review and comment. At this time, specific service requirements, service voltage and developer costs and requirements will be determined.
13. Developer will need to provide EUSERC approved electrical equipment that is to be used on this project, before any Main Switchgear/Service Panels are purchased for the proposed project.
14. Developer shall provide projected load calculations to the EUD.
15. Developer/customer shall incur all costs of this future project to include (labor, materials, equipment).
16. The City of Ukiah Electric Utility Department will require an easement provided to the EUD for any electric service that transverses through the property and/or around any City owned Electric equipment, beyond any PUE.

UKIAH POLICE DEPARTMENT

17. Provide UPD dispatch with current appropriate business contact names and telephone numbers for after-hours contact.
18. Business owner to keep all business related vehicles contained to their parking lot. No on-street parking of vehicles at the location.
19. Install audible security alarm, surveillance and monitoring.
20. Post signage stating location is under active video surveillance monitoring and alarm/monitoring. This is to prevent thefts, unlawful camping/loitering, etc.
21. Keep dumpsters locked to limit unauthorized dumping or scavenging or keep in locked/gated area.
22. Place no trespassing signs on property.
23. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.
24. All building exterior lighting and parking lot lighting should be functioning and kept in good repair.
25. Report any graffiti to UPD @ 463-6262. After reporting, clean-up/paint over as soon as possible.
26. Keep property free of debris/garbage.
27. Weekly and/or inspection of exterior building and property to limit unauthorized usage of property.
28. Any exterior electrical outlets can have locking plates or decommission for non-use to limit illegal usage.
29. Any exterior water faucets should have a locking box cover or decommission for non-use to limit illegal usage.

30. All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet. This increases natural surveillance and eliminates hiding areas within the landscape. The landscaping should be chosen to limit the amount of loitering on the property as this area tends to have a lot of subjects who loiter in the area.
31. Define the boundary between private and public areas to send a message to illegitimate users that they are not to be there and provide a sense of ownership to legitimate users.

PUBLIC WORKS

32. All work within the public right-of-way shall be performed by a licensed and properly insured contractor. The contractor shall obtain an encroachment permit for work within this area or otherwise affecting this area. Encroachment permit fee shall be \$45 plus 3% of estimated construction costs.
33. All driveway and parking areas shall be paved with asphaltic concrete, concrete, or other alternative surfacing, subject to approval by the City Engineer.
34. Driveway approach into the project shall be an ADA standard commercial driveway with no curb returns.
35. Prior to construction of site improvements, a grading and drainage plan, and an erosion and sediment control plan, prepared by a Civil Engineer, shall be submitted for review and approval by the Department of Public Works. The plan shall include the detailed design of post-construction storm water best-management practices (BMPs) in compliance with the City of Ukiah's Phase I Storm Water Permit and the Low Impact Development Technical Design Manual (LID Manual), in effect at the time of development. A Standard Urban Storm Water Mitigation Plan (SUSMP) shall be provided to support the design of the proposed drainage system.
36. Maintenance and inspection of all post-construction best management practices (BMPs) are the responsibility of the property owner. In accordance with the LID Manual, a legally binding, signed maintenance agreement approved by the City of Ukiah is required for the proposed Stormwater treatment areas and all post-construction BMPs, and shall be recorded prior to final approval of the building permit.
37. Applicable City water & sewer connection fees shall be paid at the time of building permit issuance.
38. Street Trees will be required every 30 feet along the frontage. It is assumed this will be included with your Landscape Plan.
39. It is assumed that this project will significantly increase both vehicle and pedestrian traffic. This project will require a transportation study for the new facilities. Included in this study, shall be an analysis of the pedestrian crossings at State Street. Vehicle traffic shall be studied at the intersection of Observatory Avenue and South State Street, and Talmage Road and South State Street.
40. The proposed water recycling system shall be approved by the City Engineer.

AIRPORT LAND USE COMMISSION

41. A dedication of avigation easement or a Deed Notice shall be recorded and a copy of the recorded document shall be provided to the Community Development Department prior to issuance of building permits.



City of Ukiah

Community Development Department
 Planning Division
 300 Seminary Ave., Ukiah CA 95482
 Email: planning@cityofukiah.com
 Web: www.cityofukiah.com
 Phone: (707) 463-6268
 Fax: (707) 463-6204

Planning Permit Application

PROJECT NAME: Ukiah Car Wash																				
PROJECT ADDRESS/CROSS STREETS: 1006 S State Street				AP NUMBER(S):																
APPLICANT/AUTHORIZED AGENT: Nimesh Bhula		PHONE NO: 707-972-6780		FAX NO: /																
E-MAIL ADDRESS: nickbhula@hotmail.com																				
APPLICANT/AUTHORIZED AGENT ADDRESS: 950 N. State Street			CITY: Ukiah		STATE/ZIP: CA 95482															
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: S/A		PHONE NO:		FAX NO:																
E-MAIL ADDRESS:																				
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT			CITY:		STATE/ZIP:															
HAS YOUR PROJECT RECEIVED A PRELIMINARY REVIEW? ☐ YES ☒ NO																				
☐ AIRPORT LAND USE COMM. DETERMINATION REFERRAL 100.0800.611.003	\$	☐ REZONING – PLANNED DISTRICT 100.0800.611.001	\$	☐ USE PERMIT – AMENDMENT 100.0400.449.001	\$															
☐ ANNEXATION 100.0800.611.001	\$	☐ SITE DEVELOPMENT PERMIT – AMENDMENT 100.0400.449.001	\$	☐ USE PERMIT – MAJOR 100.0400.449.001	\$															
☐ APPEAL 100.0400.449.001	\$	☐ SITE DEVELOPMENT PERMIT – MAJOR 100.0400.449.001	\$	☐ USE PERMIT – MINOR 100.0400.449.001	\$															
☐ GENERAL PLAN AMENDMENT 100.0800.611.001	\$	☒ SITE DEVELOPMENT PERMIT – MINOR 100.0400.449.001	\$	☐ VARIANCE – MAJOR 100.0400.449.001	\$															
☐ MURAL PERMIT 100.0400.449.001	\$	☐ SPECIFIC/MASTER PLAN 100.0800.611.003	\$	☐ VARIANCE – MINOR 100.0400.449.001	\$															
☐ PRE-DEVELOPMENT MEETING 100.0800.611.003	\$	☐ MINOR SUBDIVISION/TENTATIVE PARCEL MAP (4 OR FEWER LOTS) 100.0800.610.001	\$	☐ ZONING AMENDMENT MAP OR TEXT 100.0800.611.001	\$															
☐ STAFF RESEARCH (MORE THAN 1 HOUR) 10023100.41153	\$	☐ MAJOR SUBDIVISION/TENTATIVE SUBDIVISION MAP (5 OR MORE LOTS) 100.0800.610.001	\$	☐ REZONING 100.0800.611.001	\$															
☐ LOT LINE ADJUSTMENT OR MERGER 100.0800.610.001	\$	☐ OTHER	\$	☐ OTHER	\$															
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APPLICATION NUMBER(S):																				

Recommendation: Prior to submitting an application, discuss your project with Staff to discover what fees (sewer, water, in-lieu park fees, traffic impact fees, etc.) may be required for your project. Also, ask about street tree requirements, required sidewalk repairs, drainage issues, storm water mitigation requirements, frontage improvements, etc.

Project Description

Please attach a written project description including summary of work (both interior and exterior for construction and operation) and/or business proposed. The purpose of the project description is to assist Staff in understanding the project. The project description will also be included in the Staff Report required to review (and ultimately approve or deny) the planning permit. Providing complete information will help expedite the project review process and in determining what additional information, if any, related to the project and required environmental review is required.

Environmental Review and Reports

Please be aware that projects are required to comply with the California Environmental Quality Act (CEQA). Projects will be reviewed by Staff for compliance with CEQA and Staff will determine the appropriate CEQA document to prepare for the project (exemption, negative declaration, etc.). In order to make this determination, specific reports (traffic, arborist, soils, etc.) and or additional information may be required.

APN-003-130-74 (.10%) Use Information

APN-003-130-75 (.56%)

Please provide the following information related to the use of the site and building:

Description of Building & Site			
Parcel Size: <u>66 +/- Combined</u>	Building Size:	Number of Floors: <u>132 stories</u>	
Use of Building (check all that apply)	Description	Square Footage	Number of Units/Suites
☐ Office (business/professional)			
☒ Office (medical/dental)	<u>Car Wash Office</u>	<u>608 sq. ft.</u>	
☐ Retail			
☐ Light Industrial			
☒ Residential	<u>one bedroom Apt</u>	<u>617 sq. ft.</u>	<u>1 unit</u>
☒ Other:	<u>Car Wash Associates</u>	<u>6,294 sq. ft.</u>	
Operating Characteristics			
Days and Hours of Operation: <u>Mon-Sat 8:00 AM - 5:00 PM Sun 9:00 AM - 4:00 PM</u>			
Number of Shifts: <u>1</u>	Days and Hours of Shifts:		
Number of Employees/Shift: <u>10</u>			
Loading Facilities: ☐ Yes ☒ No		Type/Vehicle Size:	
Deliveries:	Type:	Number (day/week/month):	Time(s) of Day:
☐ Yes ☒ No			
Outdoor areas associated with use? (check all that apply)	Sales area:	Unloading of deliveries:	Storage:
☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No
	Square Footage:	Square Footage:	Square Footage:
Noise Generating Use? ☐ Yes ☒ No	Description:		

To Be Completed by Staff

General Plan Designation:	Zoning District:	Airport Land Use Designation:
City's Architectural & Historic Inventory: ☐ YES ☐ NO	Age of Building:	Demolition Policy:
Hillside: ☐ YES ☐ NO	Flood Designation FIRM Map:	Flood Designation Floodway Map:
Tree Policies		
General Plan Open Space Conservation ☐ NO ☐ YES GOAL/POLICY #:	Community Forest Management Plan ☐ NO ☐ YES GOAL/POLICY #:	
Landscaping and Streetscape Design Guidelines ☐ NO ☐ YES GUIDELINE #:	Commercial Development Design Guidelines ☐ NO ☐ YES GUIDELINE #:	
Tree Protection and Enhancement Policy ☐ NO ☐ YES NOTES:	Tree Planting and Maintenance Policy ☐ NO ☐ YES NOTES:	
UCC: Street Tree Policy, Purpose and Intent ☐ NO ☐ YES NOTES:	Other:	
Notes		

I, _____, owner authorize _____
to act on my behalf for this project and I have read and agree with all of the above. (Application must be signed by
owner).

N. Bhul

10/15/21

PROPERTY OWNER SIGNATURE

DATE

I, NIMESH BHULA, am the ☒ owner / ☐ authorized agent of the property
for which the development is proposed. The above information and attached documents are true and accurate to the
best of my knowledge.

I have read and agree with all of the above.

I hereby authorize employees of the City of Ukiah, the City's authorized agents, and persons with review or decision
making authority for the project to enter upon the subject property, as necessary, to inspect the premises, post notices,
and process this application.

I understand that conditions of approval may be placed on my project by the city of Ukiah and it is my responsibility to
fully understand the conditions and ask questions about them before action is taken on my planning permit.

N. Bhul

10/15/21

☒ OWNER / ☐ AUTHORIZED AGENT

DATE

INDEMNIFICATION AGREEMENT

As part of this application, the applicant agrees to defend, indemnify, and hold harmless the City of Ukiah, its agents,
officers, council members, employees, boards, commissions or Council from any claim, action or proceeding brought
against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void, or annul any
approval of the application or related decision, or the adoption or certification of any environmental documents or
negative declaration which relates to its approval. This indemnification shall include, but is not limited to, all damages,
costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of it or in
connection with the approval of the application or related decision, whether or not there is concurrent, passive, or active
negligence on the part of the City, its agents, officers, council members, employees, boards, commissions of Council.
If for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of
competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

The City of Ukiah shall have the right to appear and defend its interests in any action through its City Attorney or outside
counsel. The applicant shall not be required to reimburse the City for attorney's fees incurred by the City Attorney of
the City's outside counsel if the City chooses to appear and defend itself in the litigation.

I have read and agree to all of the above.

N. Bhul

NIMESH BHULA

☒ PROPERTY OWNER / ☐ AUTHORIZED AGENT
(PLEASE PRINT NAME)

N. Bhul

10/21/21

☒ PROPERTY OWNER / ☐ AUTHORIZED AGENT
(SIGNATURE)

DATE

Project Description

PROJECT: Ukiah Car Wash

1006 South State street, Ukiah APN: 003-130-74 (0.10±)

APN: 003-130-75 (0.56±)

ZONING: C-2

SITE AREA: Total area combined 0.66± acres

PROJECT SUMMARY

Project Description: The applicant Enrique Espinoza has been operating car wash businesses in Ukiah since 1998. Enrique started in the industry by managing a car wash business for Tom Akin, and in 2004 after a lot of hard work was able to open his own business. He has outgrown the space he leases and now has eight employees who hand wash and detail cars. His services include detailing vehicles for local car dealerships, washing local large commercial trucks for local businesses such as UPS, window tinting, and detailing services for personal cars, boats, and motorcycles.

This project site is located at the southwest corner of the S State Street and Observatory Avenue intersection. The proposed project includes the development of two adjacent undeveloped parcels owned by Joe Crudo into a 2,286 sq. ft. carwash (includes hand wash and canopy area), a 1,152 sq. ft. self-serve covered vacuum station area, 2,856 auto-shop (has a tint, detailing), a two-story mixed-use office building with 608 sq. ft. downstairs office space, and a 617 sq. ft. second story one-bedroom apartment.

The northeast portion of the site will have a four-bay self-serve car wash with a fifth bay as an employee-staffed hand wash and drying station. The automotive bays and machine room/storage building will have concrete block walls with an exterior plaster (stucco) finish, metal roofs, and a sloped steel canopy over the hand wash area. There will be a separate vacuum station area for carwash customers west of the carwash bays, and the vacuum station will have a steel sloped canopy over the parking bays.

The southeast corner of the site will have a two-story building with the car wash's office on the ground floor and a one-bedroom apartment on the second floor. The exterior of the building will have exterior plaster, steel sunshades, and commercial aluminum storefront windows and doors. The upper floor will have vertical ribbed metal siding and a sloped metal roof. Parking for the apartment and office will be located along the southerly property line.

The western portion of the site will have a single-story steel-framed commercial building with vertical ribbed metal siding and a gabled metal roof. The southerly end of this building will house two spaces with roll-up doors intended to be used for auto detailing and auto glass tinting. The more significant northern portion is designed to be leased for automotive use, such as an auto repair shop.

The carwash business operations are primarily seasonal, with most of the traffic in the dry season. The applicant has proposed a two-story mixed-use office with a second-story one-bedroom residential unit to contribute to the needed housing supply and provide additional revenue during the slower months. Similarly, the applicant has proposed the auto-shop and detail spaces to offset revenue in the off-season.

Circulation - The site's primary vehicular access will be provided by a new curb cut at the South State Street, located just north of the existing curb cut, which will be abandoned. An "exit only" curb cut is proposed to be built at the site's Observatory Avenue frontage. The applicant has worked closing with City staff, specifically the Public Works and Planning Department, to provide a safe vehicular pathway via a sidewalk along the west and south property lines, including ADA accessible curbs at the sidewalk entrance on State Street and sidewalk exit on Observatory.

Traffic – Please see Traffic Study

Parking - Based on the proposed uses, 41 off-street parking spaces are required. The applicant is proposing 34 off-street parking spaces, a bike rack in lieu of a parking space, and six off sight parking spaces to store vehicles while waiting on or finished being serviced. This is similar to other shared parking agreements within the City of Ukiah for similar uses.

Landscaping - The design intent for the project's landscaping is to provide attractive, low maintenance, durable landscape with low water usage plants (please see the submitted Conceptual Landscape Plan). The applicant will be improving the north and east property lines with new ADA sidewalks, street trees, and landscaping to enhance the aesthetics and walkability on State Street and Observatory Avenue. Given the small parcel size, constraints of the long narrow lot, required development standards, vehicular parking, and the pedestrian walkway, the applicant is requesting relief from the landscaping standards.

Signage - Signage is not included in this Application; the applicant will submit a sign permit application before project completion.

This parcel is zoned C2 and has remained undeveloped for the past 20 years despite several attempts to list the property for Commercial Use. In the last couple of years, the transient population has utilized the vacant parcel, creating challenges to the surrounding property owners and businesses.

The applicant has spoken to the property owners to the north and south, currently occupied by Express Gas Station and Quality Inn, and both expressed support of the proposed project to bring on on-site presence, security, landscaping, outdoor lighting, and traffic to not only beautify the corner lot but reduce unwanted loiters who have occupied the space during the day and evenings while it has remained undeveloped.

PROJECT DATA

PROJECT LOCATION: 1006 SOUTH STATE STREET, UKIAH, CA

ASSESSOR PARCEL #: 003-130-38

ZONING: C-2

SITE AREA: **APPROX. 0.73 ACRES**

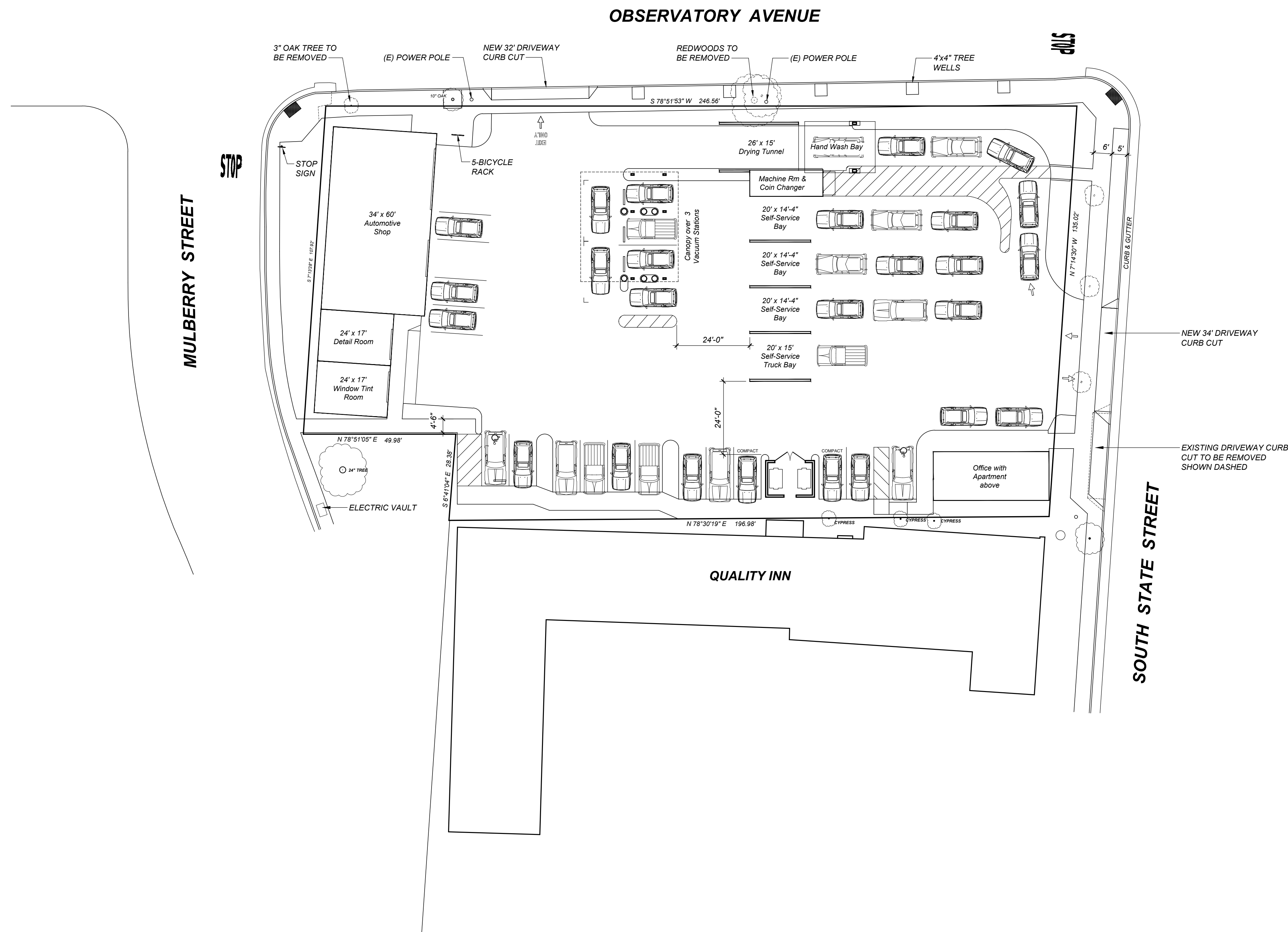
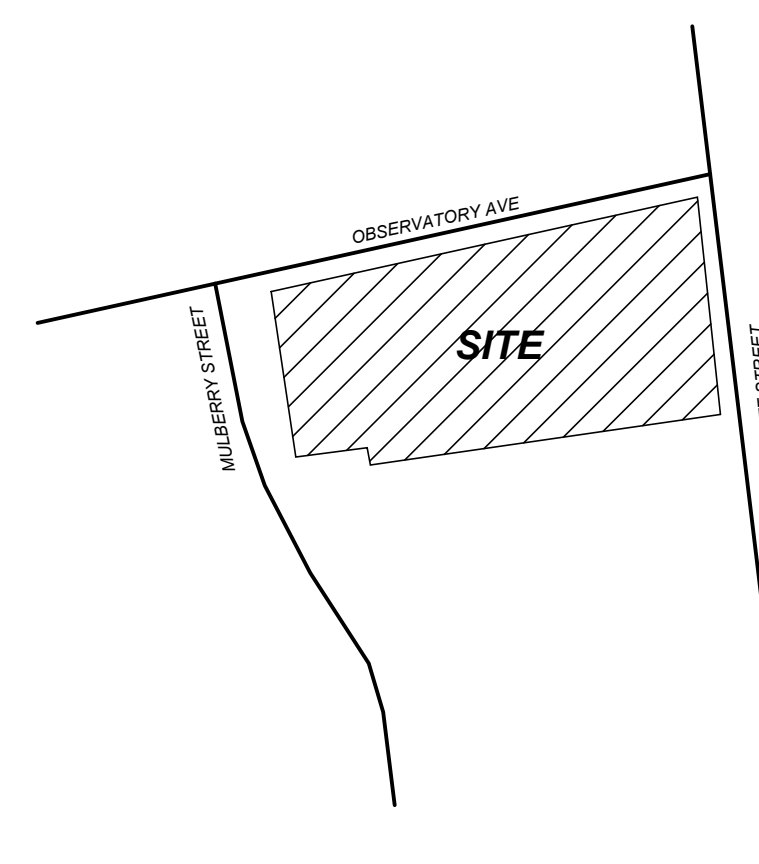
BUILDING AREA:

OFFICE	608 S.F.
APARTMENT	617 S.F.
CARWASH	2,286 S.F. (includes handwash canopy)
VACUUM STATIONS	1,152 S.F. (canopy)
AUTOSHOP BLDG	2,856 S.F. (includes tint & detailing)

REQUIRED PARKING:	
OFFICE &	0 (accessory to car wash)
APARTMENT	1
CAR WASH	15 (3 per bay)
VACUUM STATIONS	0
AUTOMOTIVE SHOP	9 (3 per bay)
TINT ROOM	3 (3 per bay)
WINDOW ROOM	3 (3 per bay)
EMPLOYEE PARKING	10
	41

PARKING PROVIDED:	
SOUTH PROPERTY LINE	12
NORTH OF OFFICE	2
CAR WASH STACKING	10
HAND WASH STACKING	5
WEST OF VACUUM STATIONS	2
EAST OF AUTOMOTIVE SHOP	3
5-BIKE RACK	1 (parking exemption)
OFF-SITE PARKING (1)	<u>6</u>
	41

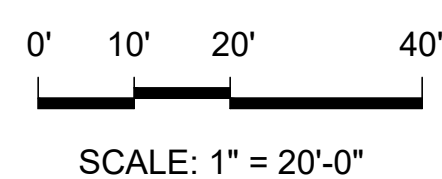
(1) Lease agreement for off-site parking

VICINITY MAP 

UKIAH CAR WASH

1006 South State Street Ukiah, California

CONCEPTUAL SITE PLAN



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ARCHITECTS AIA

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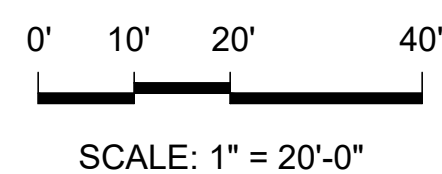
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UKIAH CAR WASH

1006 South State Street Ukiah, California

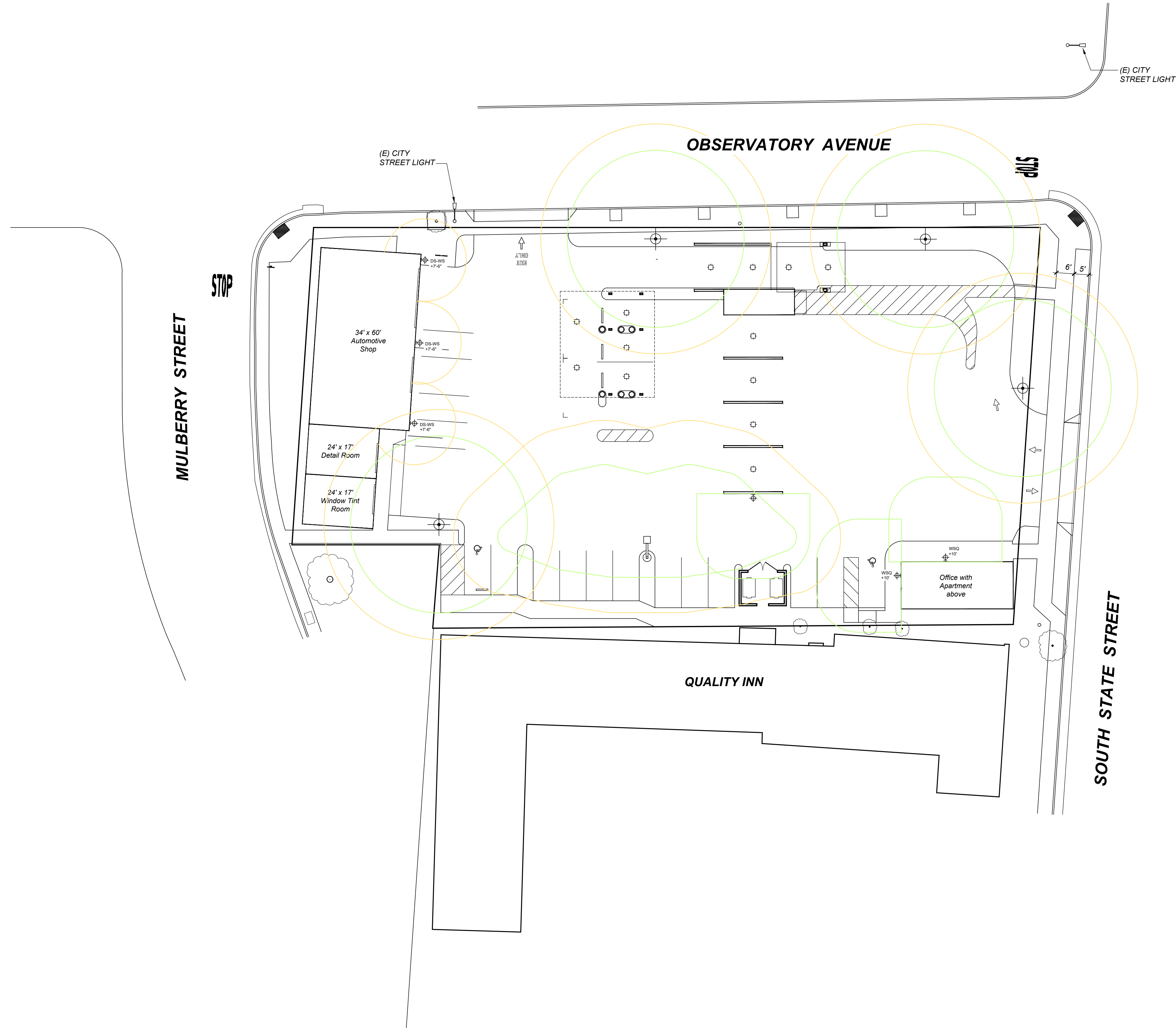
SITE LIGHTING PLAN



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LITHONIA WSQ-LED-2



RAB ALED2T78NW



RAB ALED 5T52W

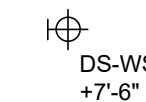


WAC DS-WS-06F-A

LIGHTING LEGEND



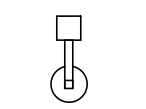
EXTERIOR WALL MOUNTED DOWNLIGHT:
LITHONIA WSQ-LED-2 (COLOR = WHITE) with
47 WATT LED LAMP and PHOTOCELL OPERATION.
MOUNTING HEIGHT PER SYMBOL NOTATION



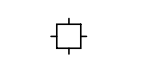
EXTERIOR WALL MOUNTED CYLINDER DOWNLIGHT:
WAC DS-WS-06F-A (COLOR = WHITE) with
47 WATT LED LAMP and PHOTOCELL OPERATION.
MOUNTING HEIGHT PER SYMBOL NOTATION



AREA LIGHT: RAB ALED 5T52W (COLOR = WHITE)
with 52 WATT LED LAMP ON 10'-0" HIGH POLE with
PHOTOCELL OPERATION



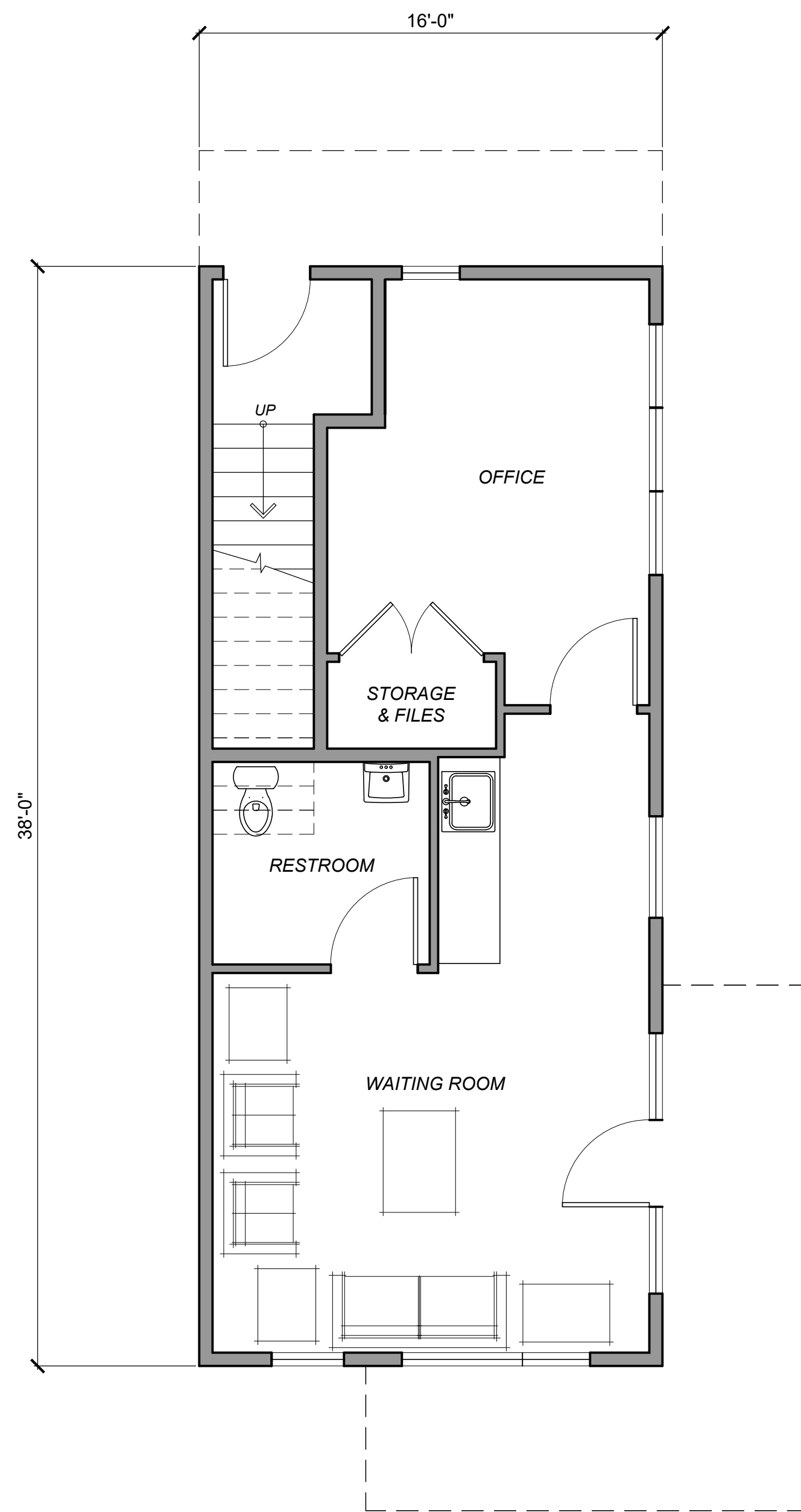
PARKING LOT LIGHT STANDARD with SINGLE ARM
MOUNT HEAD: RAB ALED2T78NW (COLOR = WHITE)
with 78 WATT LED LAMP ON 15'-0" HIGH POLE with
PHOTOCELL OPERATION



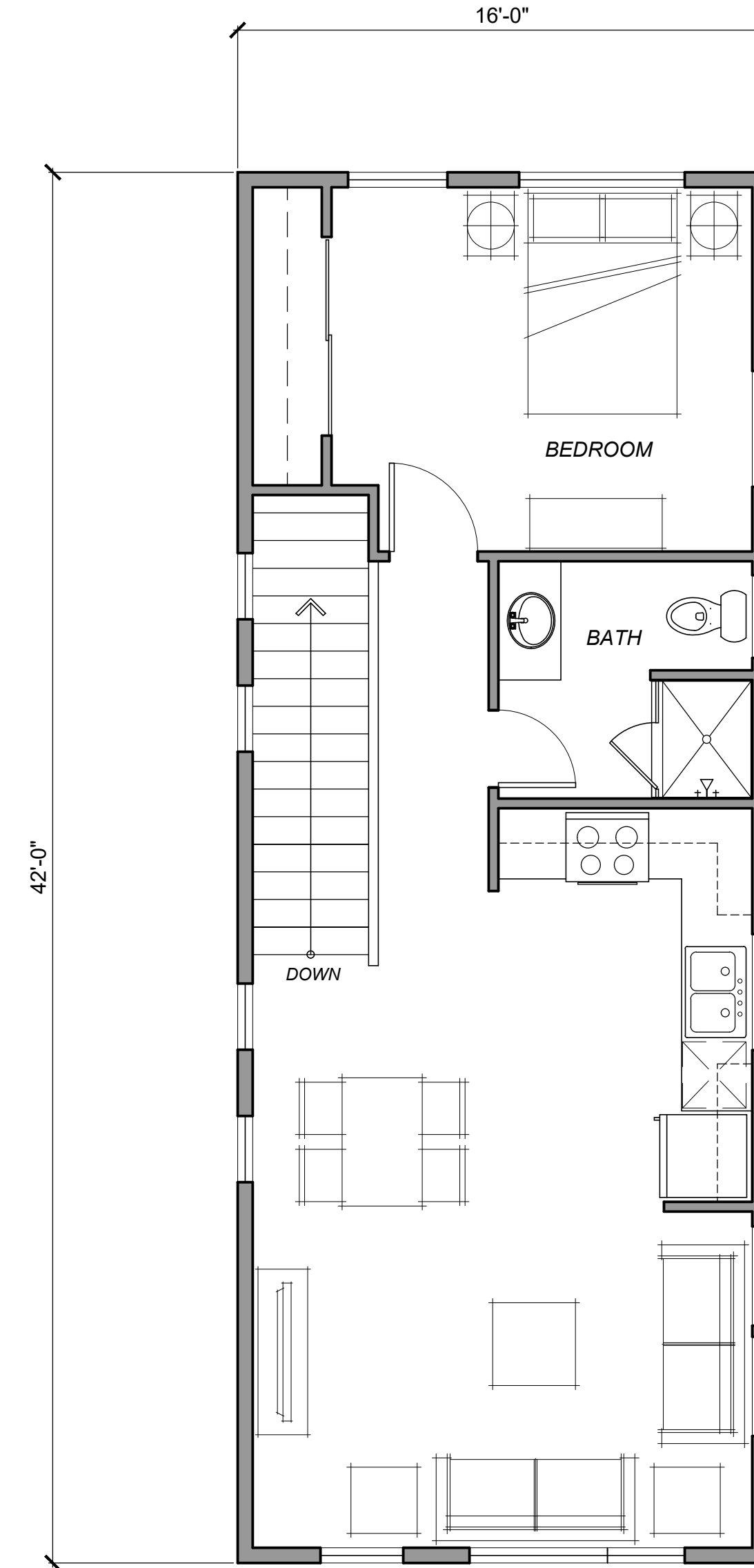
SURFACE MOUNTED CARPORT FIXTURE:
LUMARK QDCAST1A with 56 WATT LED LAMP
MOUNTED ON UNDERSIDE OF CANOPY with
PHOTOCELL OPERATION

APPROX. 0.5 FOOTCANDLE CURVE

APPROX. 0.2 FOOTCANDLE CURVE

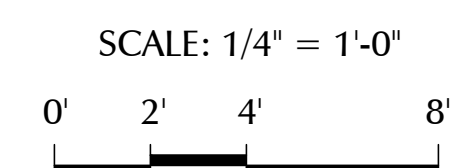


FIRST FLOOR
608 S.F.



SECOND FLOOR
617 S.F.

CONCEPTUAL OFFICE and APARTMENT FLOOR PLANS

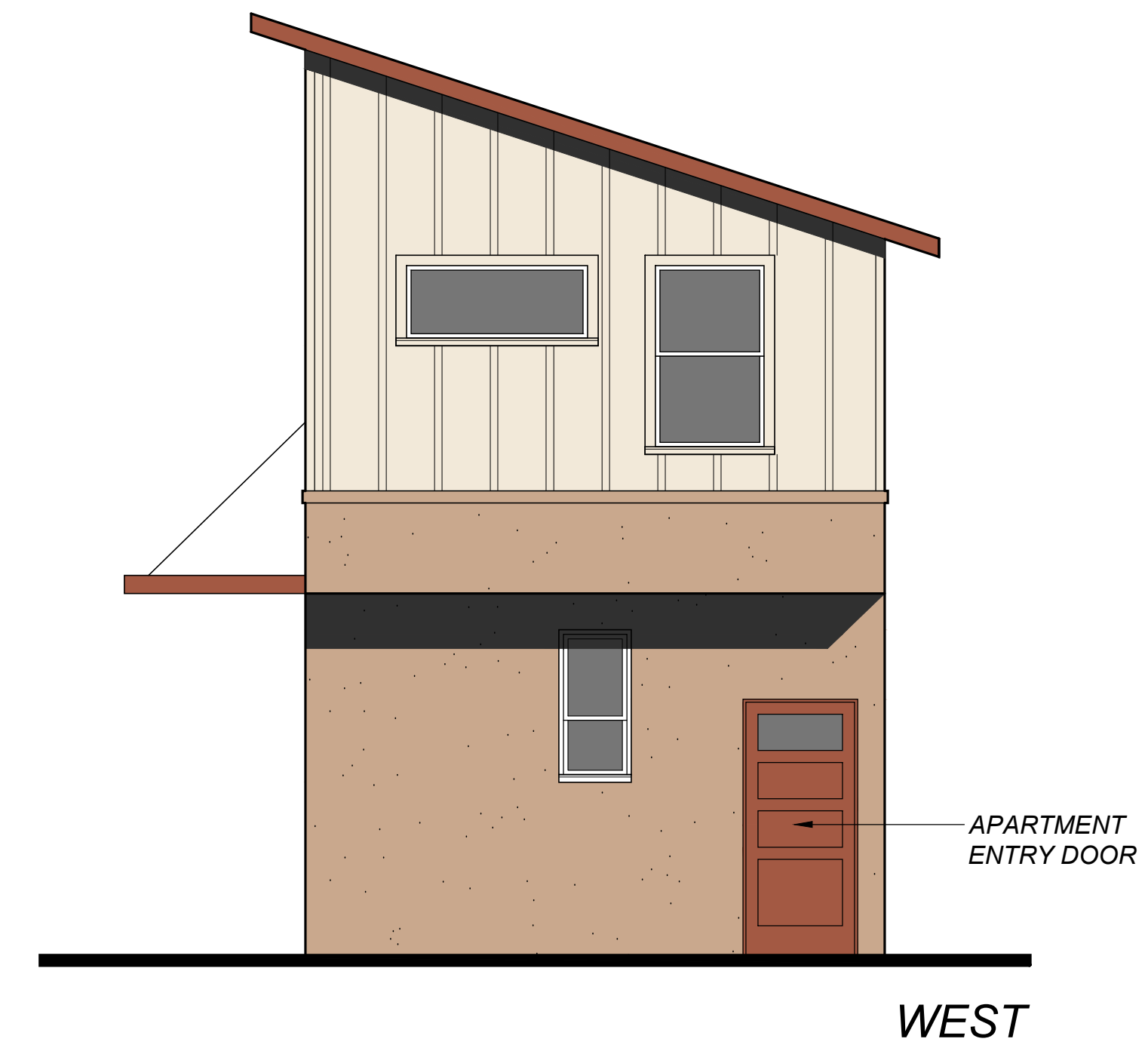
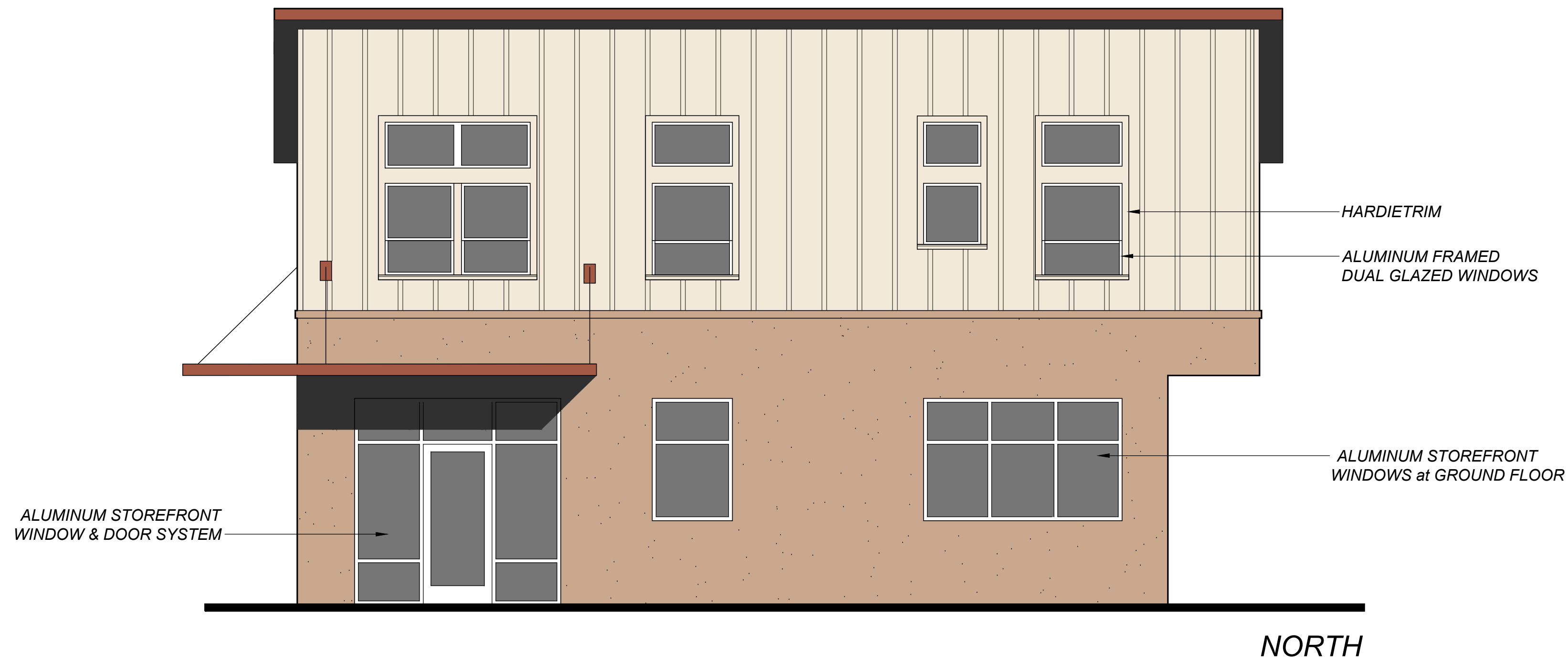
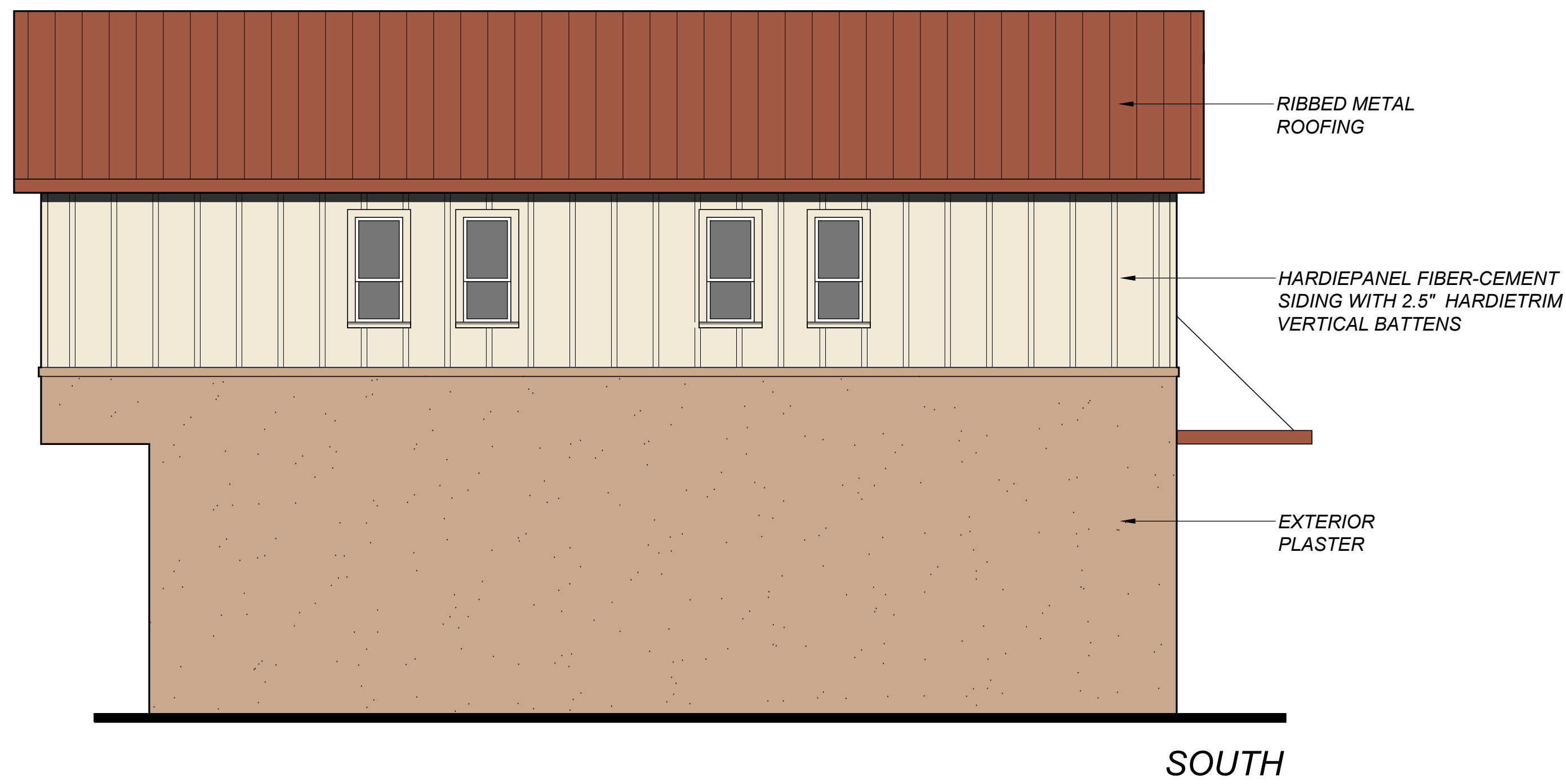


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UKIAH CAR WASH

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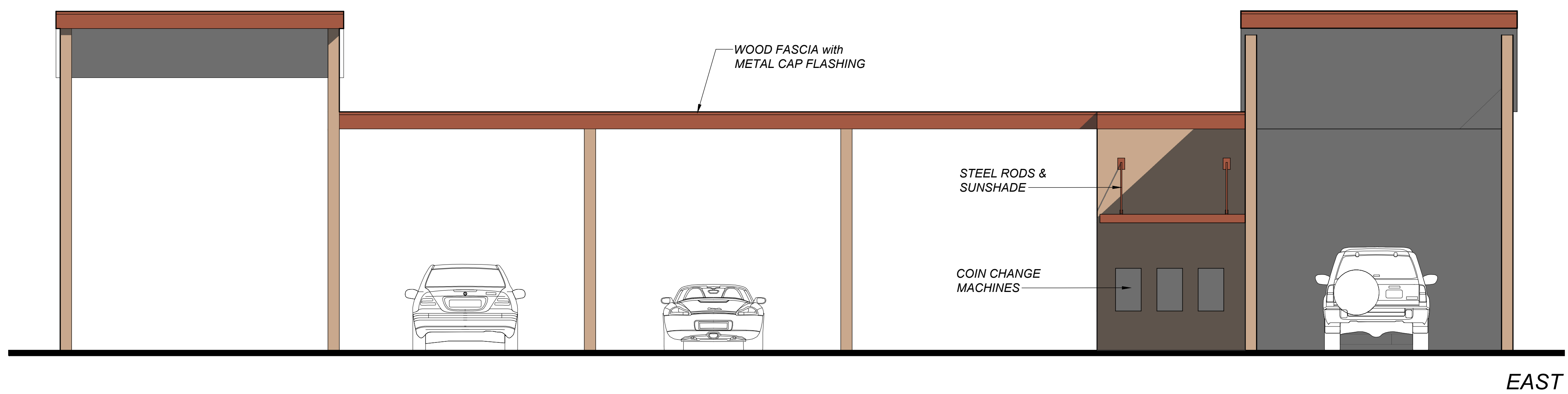
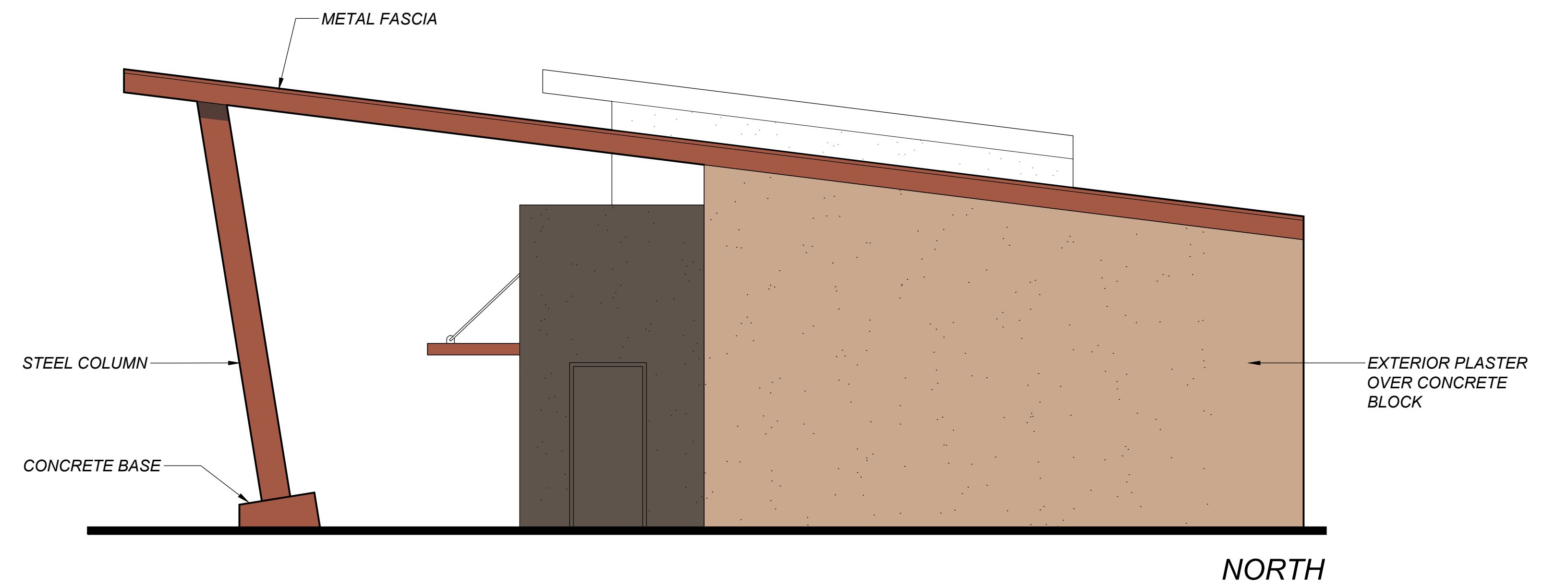
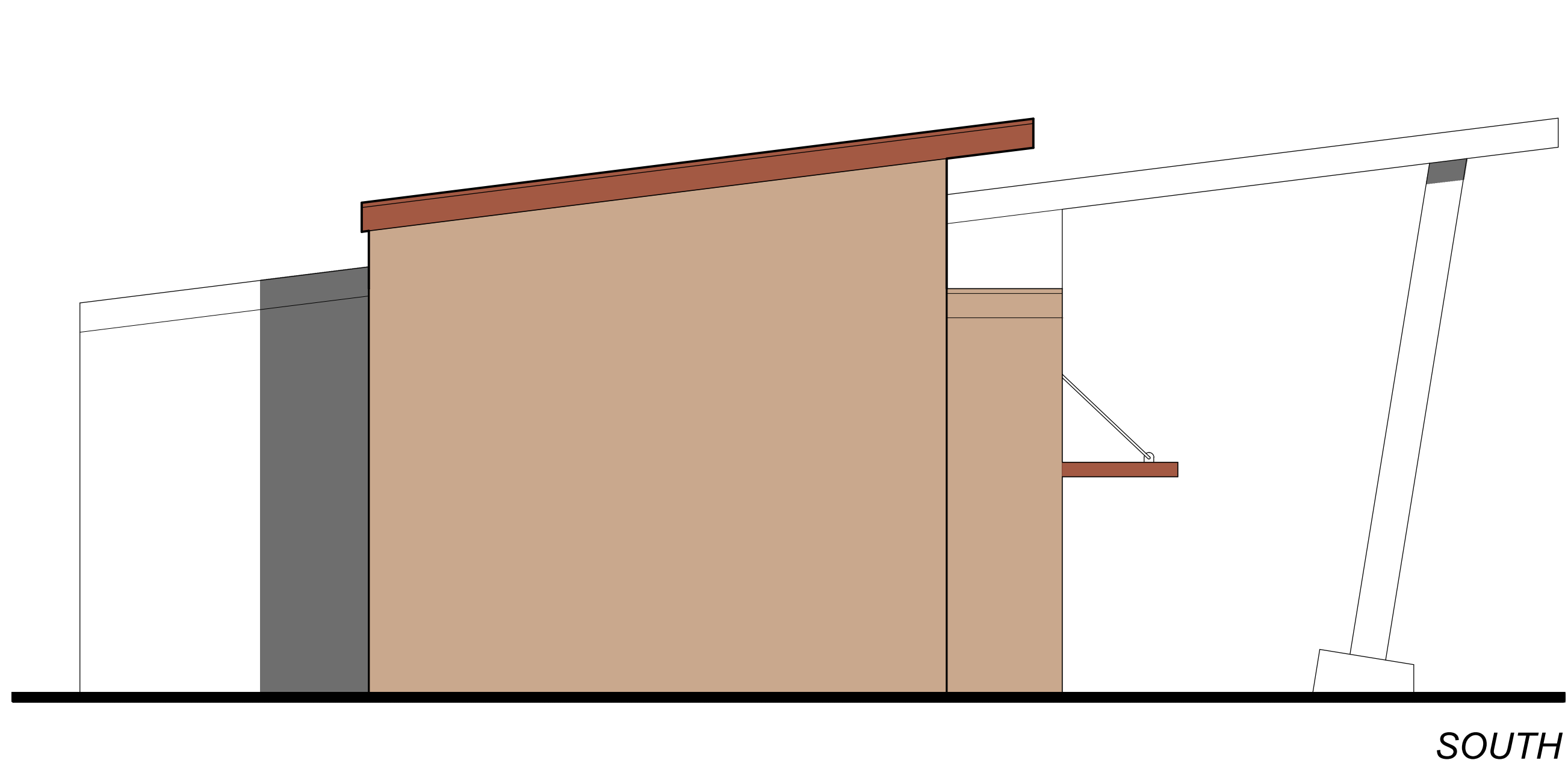
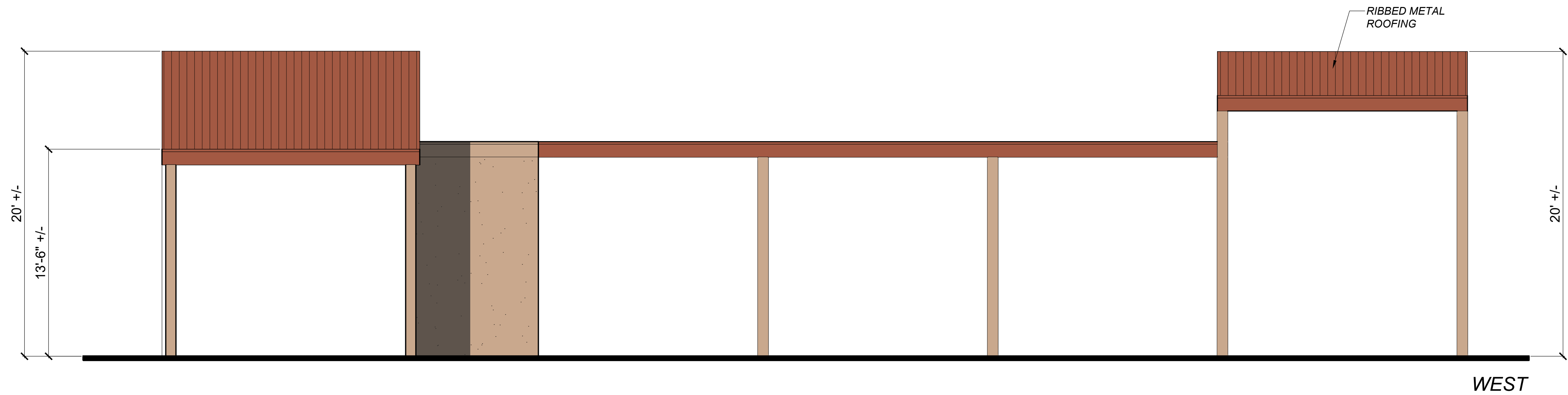
CONCEPTUAL ELEVATIONS

SCALE: 1/4" = 1'-0"

0' 2' 4' 8'

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UKIAH CAR WASH

1006 South State Street Ukiah, California

CARWASH CONCEPTUAL ELEVATIONS

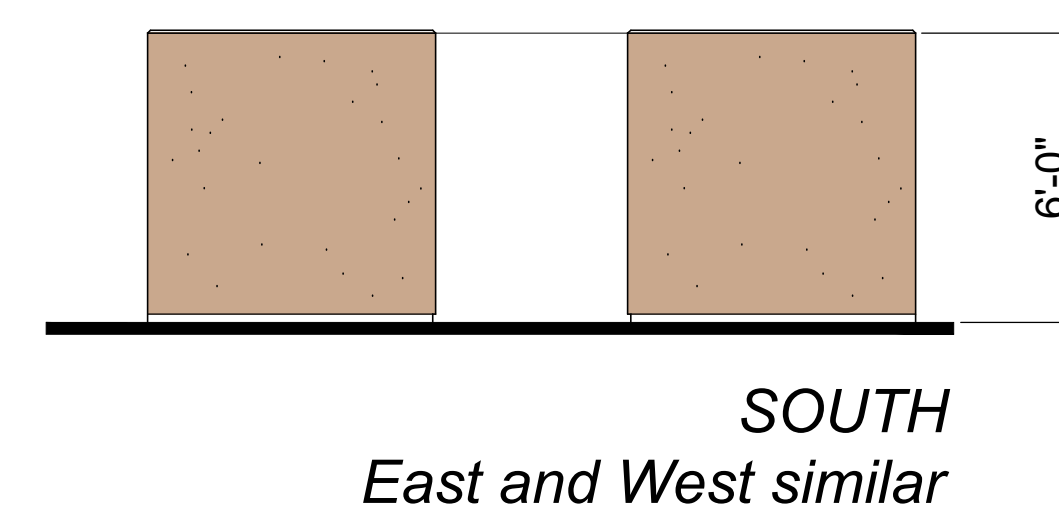
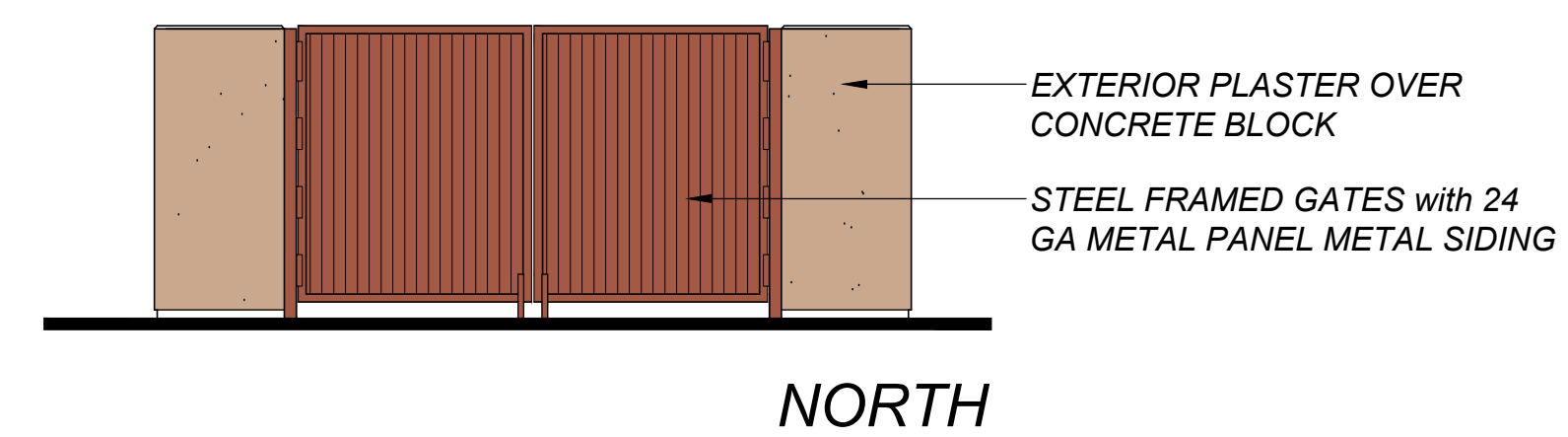
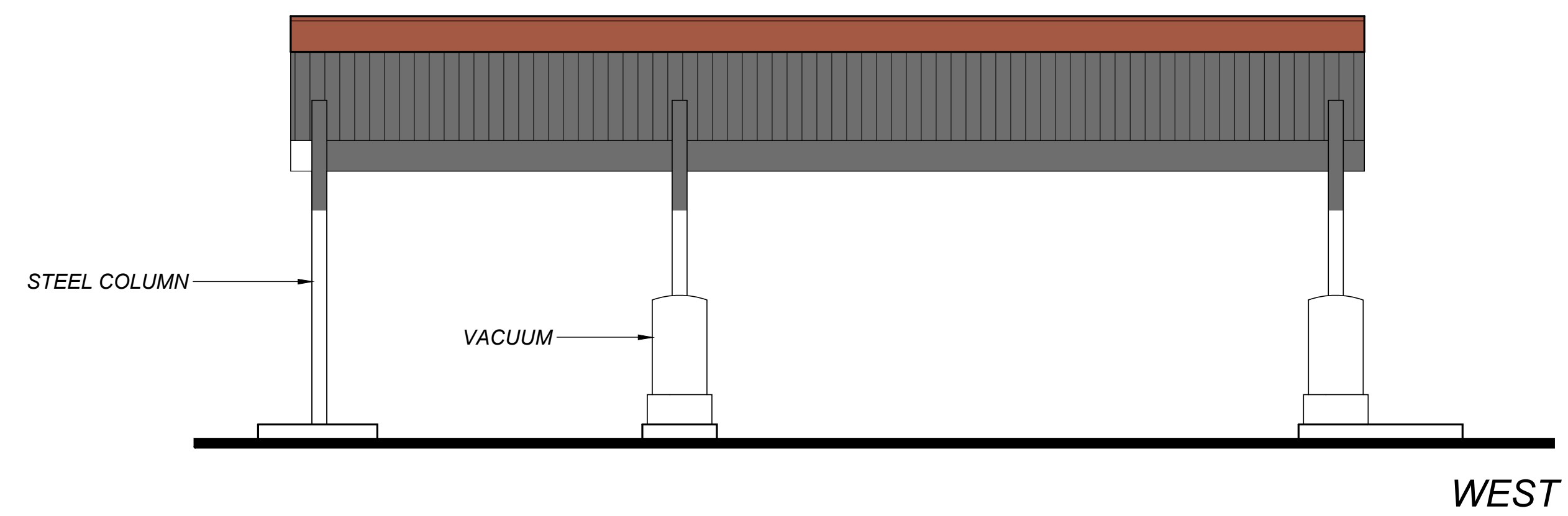
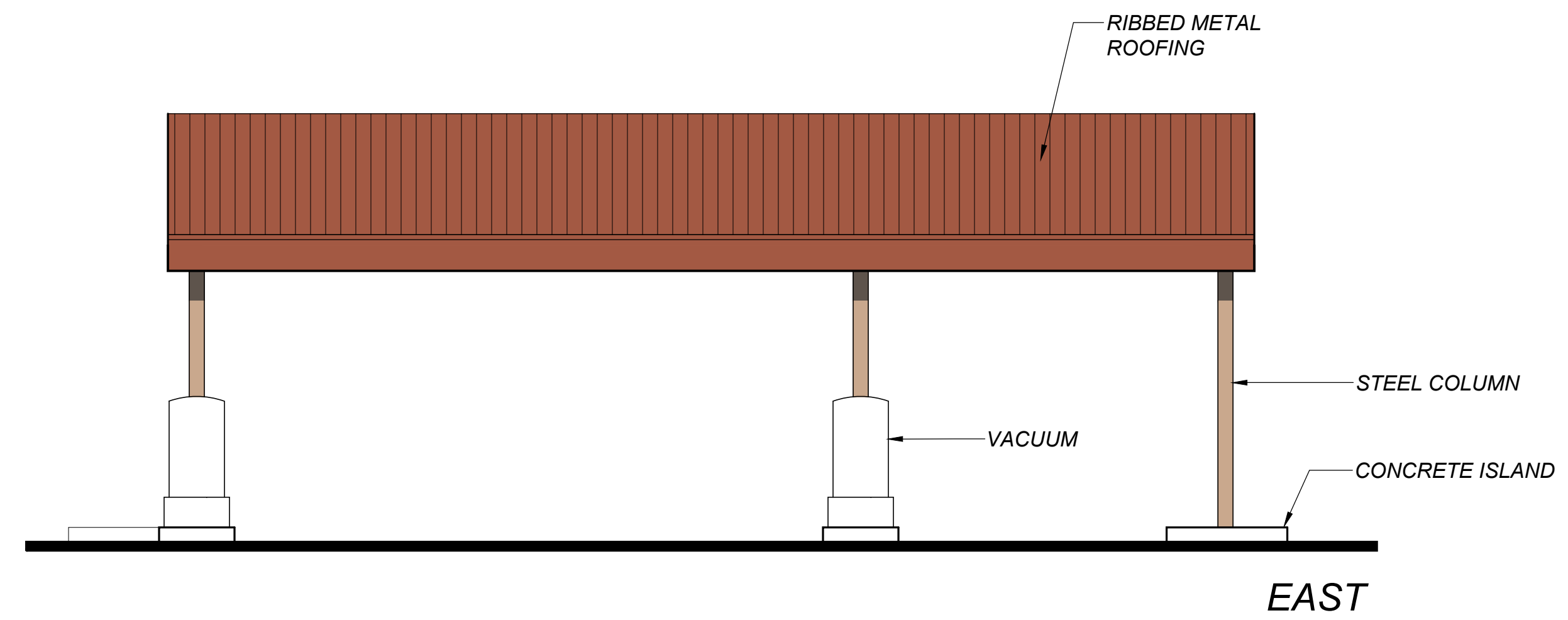
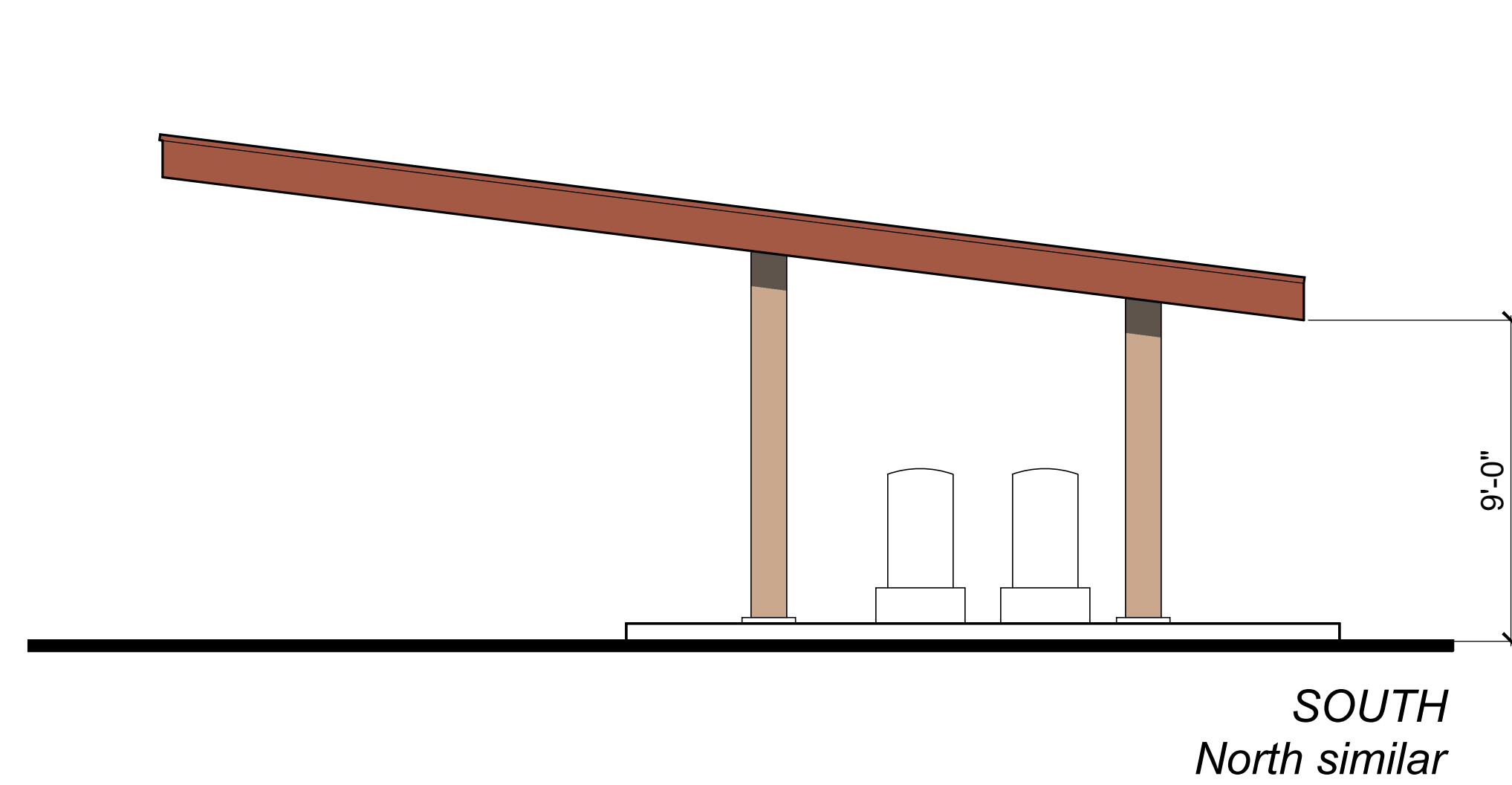
SCALE: 1/4" = 1'-0"

0' 2' 4' 8'

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VACUUM STATIONS and TRASH ENCLOURE CONCEPTUAL ELEVATIONS

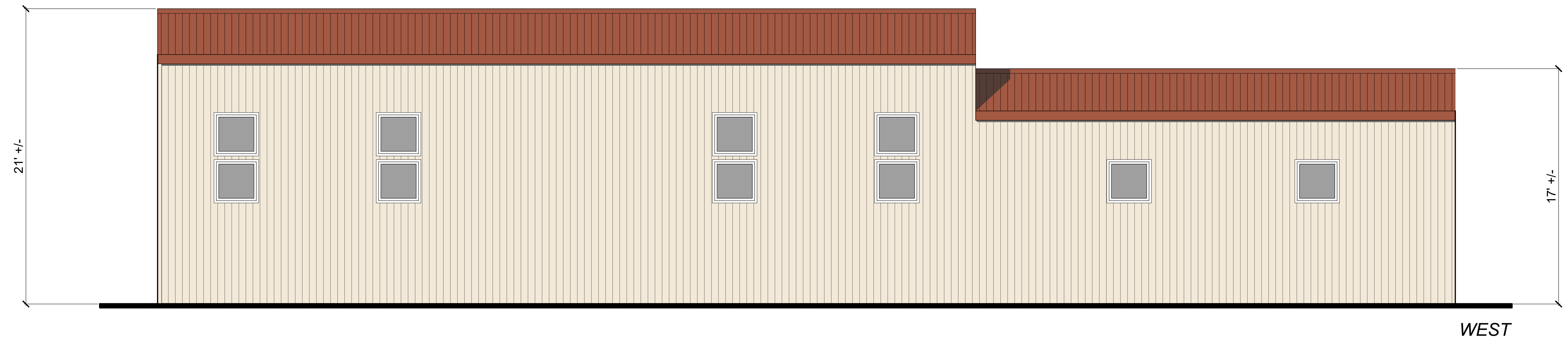
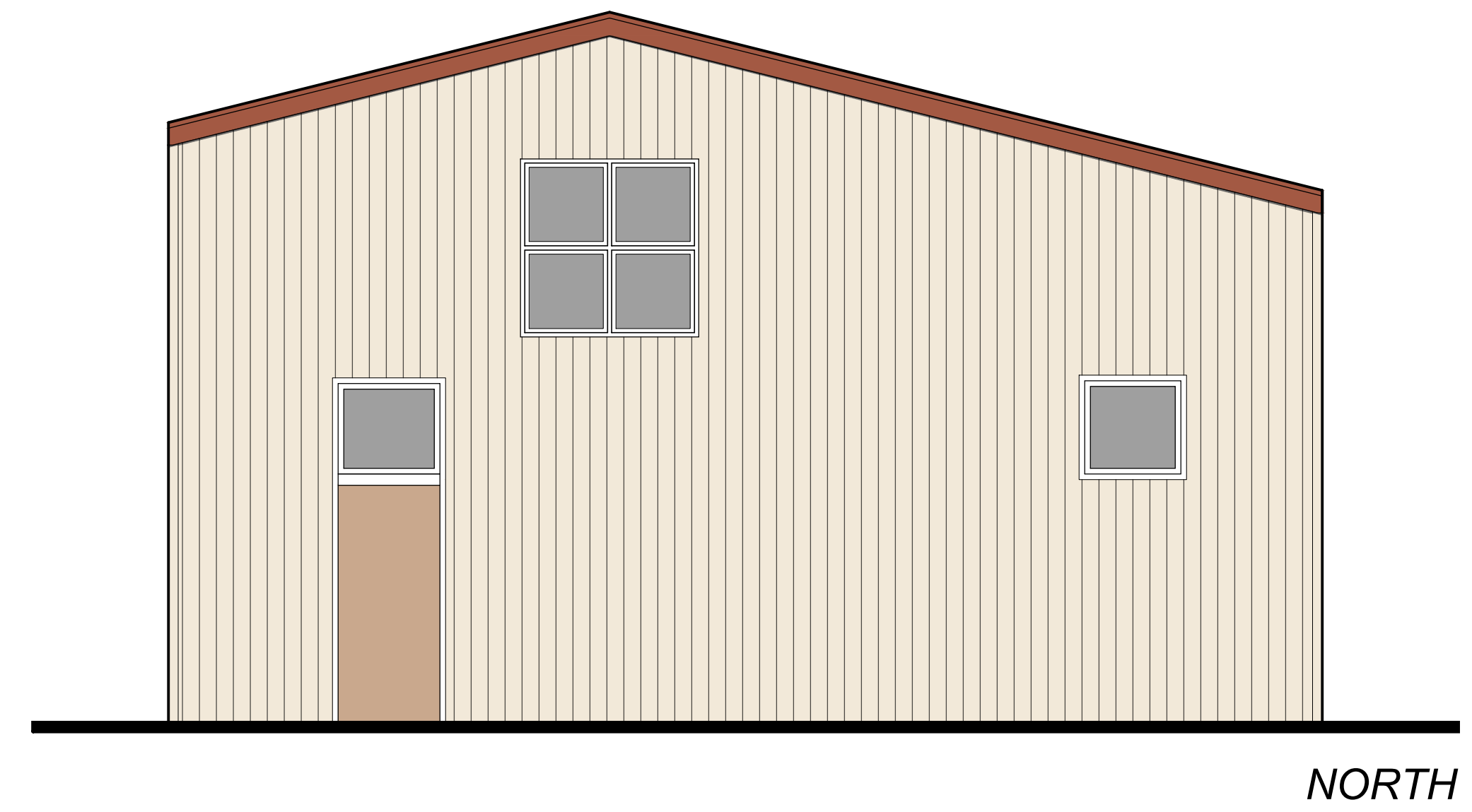
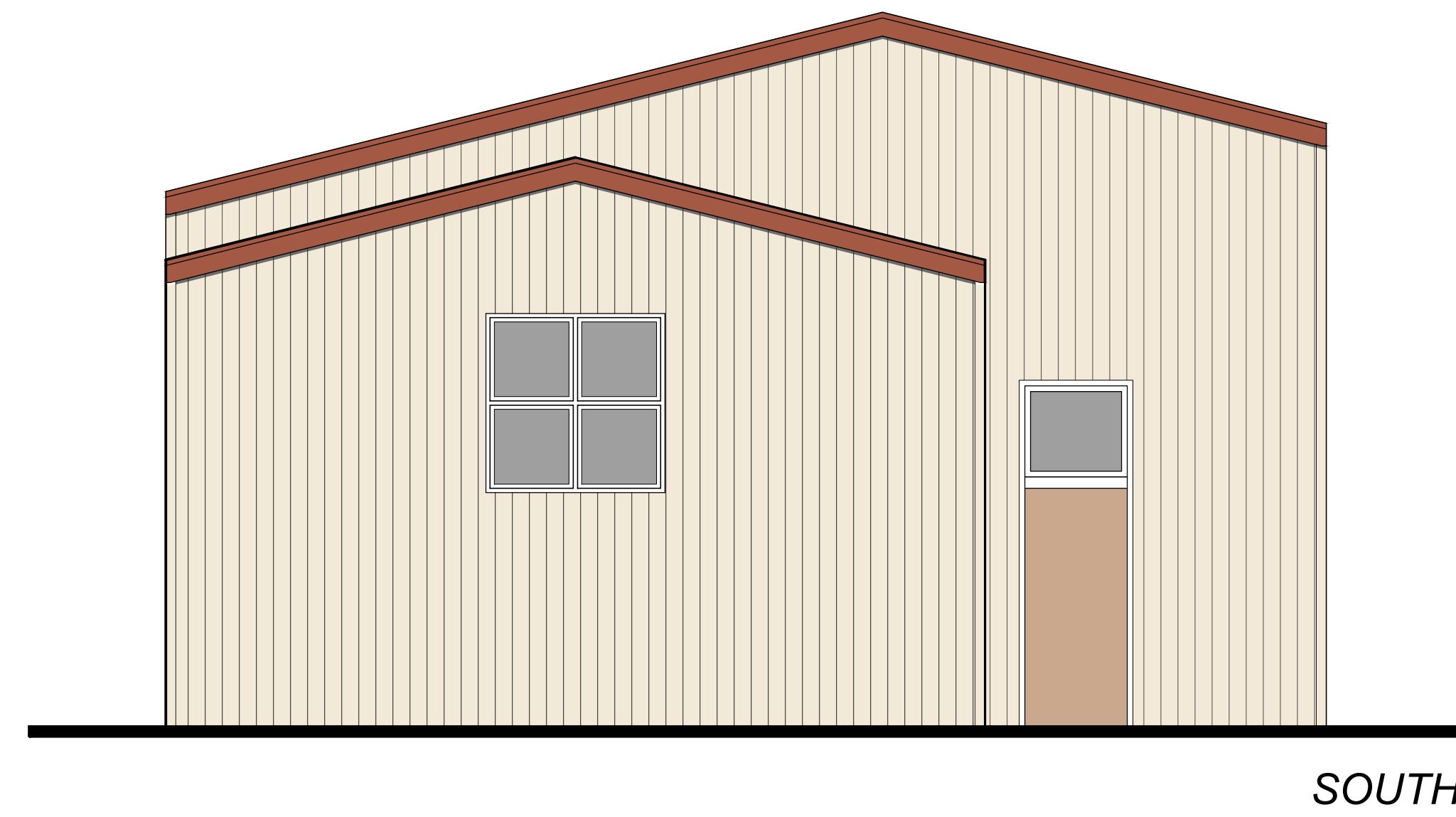
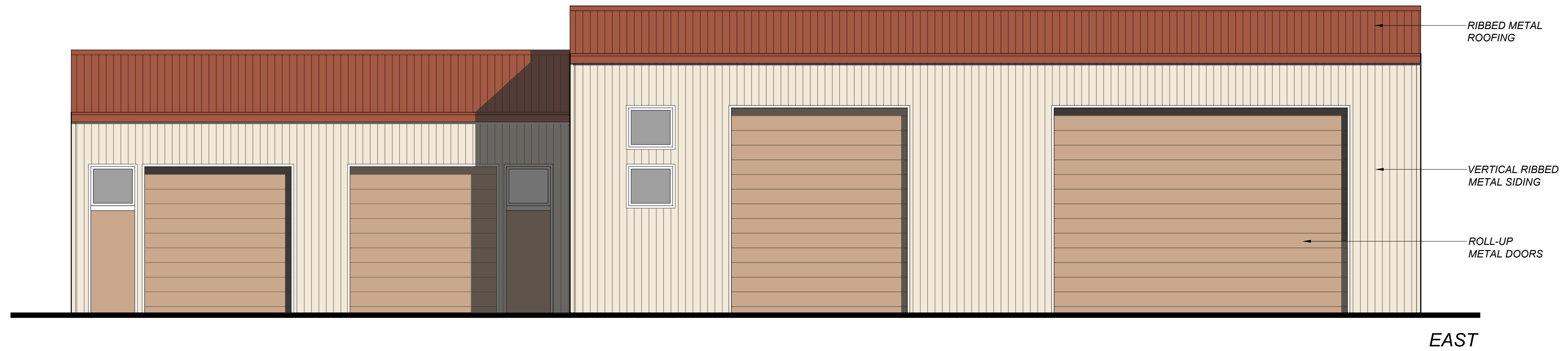
SCALE: 1/4" = 1'-0"

0' 2' 4' 8'

UKIAH CAR WASH
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5



AUTOMOTIVE SHOP and DETAIL ROOMS *CONCEPTUAL ELEVATIONS*

SCALE: 1/4" = 1'-0"

0' 2' 4' 8'

UKIAH CAR WASH
 1006 South State Street Ukiah, California

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08/27/2021
 TFA #1910



Color 'A': "Cool Rustic Red"

Metal roof, steel sunshades & fascia



Color 'B':

"Cool Sierra Tan"

Metal siding

Color 'C': "Benjamin Moore BM2018-60"

Fiber-cement siding

Color 'D': "Benjamin Moore BM2162-40"

Stucco, doors & roll-up doors

TIERNEY / FIGUEIREDO

TFA

ARCHITECTS

AIA

817 Russell Avenue, Suite H Santa Rosa, CA 95403
(707) 576-1557 Fax 576-1555 info@tarch.com

UKIAH CARWASH

1006 South State Street, Ukiah



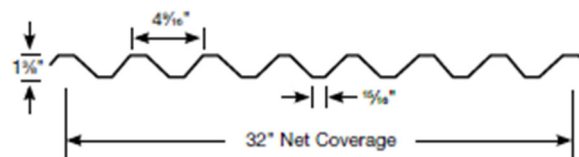
Elevation photo above for product reference only – does not reflect proposed color

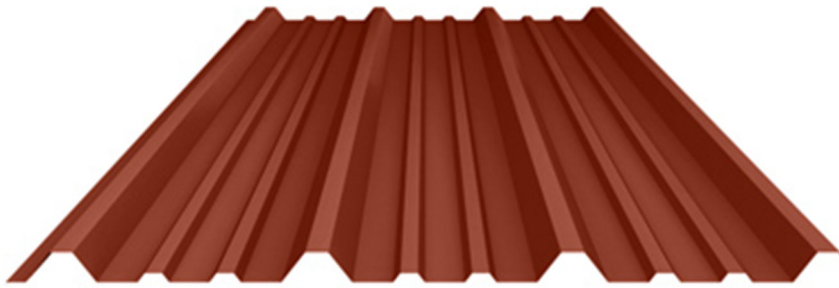
Mini—V-Beam Metal Wall Panels



Cool **SIERRA TAN**

SRI: 55 • LRV: 34 • GA: 24 & 22



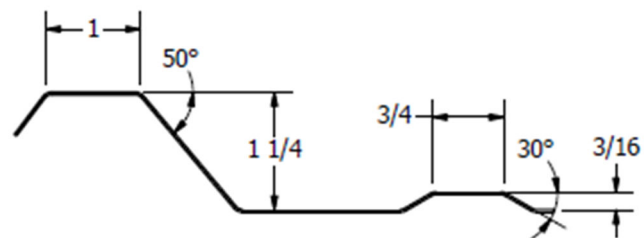
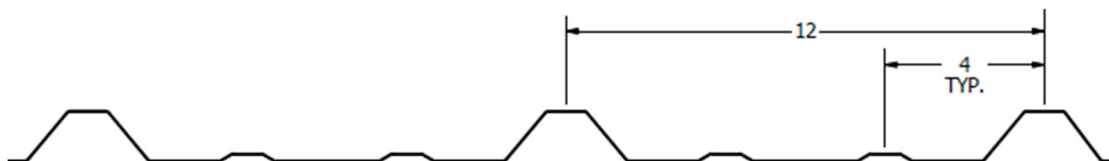


PBR - Metal Roof Panels



Cool RUSTIC RED

SRI: 43 • LRV: 13



U.S.A. NOTE
IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL EXERCISE EXTREME CARE, AND BE RESPONSIBLE FOR ANY DAMAGE IN EXCAVATING AND WORKING NEAR UTILITIES. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OTHER SUB-CONTRACTORS FOR THE LOCATION OF UTILITIES AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, AND NEAR STRUCTURES. PRIOR TO CONSTRUCTION, CONTACT ALL APPLICABLE AGENCIES AND U.S.A. AT 1-800-642-2444 OR 1-800-221-2600 TO FIELD LOCATE ALL EXISTING UTILITIES.

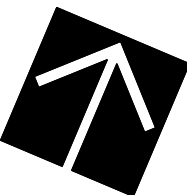
OBSERVATORY AVENUE

MULBERRY STREET

SOUTH STATE STREET

IRRIGATION PLAN

Scale: 1" = 20'-0"



IRRIGATION LEGEND

IRRIGATION LEGEND				
SYMBOL	EQUIPMENT	MANUFACTURER	MODEL	REMARKS
	Hunter RZNS - 12 Bubbler	Hunter Industries(R)	PCN-25	
	Hunter Stream Bubbler	Hunter Industries(R)	MSBN-25G	
	Landscape Dripline	Rain Bird	XFS-06-12	Install 3" below grade
	Eco-Mat	Hunter	ECO-MAT 17MM	Install 4" below grade
SEE DETAIL	Automatic Line Flush Valve	Hunter	AFV-T	INSTALL IN 6" VALVE BOX @ END OF CIRCUIT
SEE DETAIL	Air Relief Valve	Hunter	AVR-075	INSTALL IN 6" VALVE BOX @ HIGH POINT OF CIRCUIT
SEE DETAIL	Continuous Acting Air Vent	Netafim	68ARI51	INSTALL UPSTREAM FROM SUBMETER
	Landscape Dripline Valve	Hunter Industries(R)	IG2-101-25	
	Master Valve	Hunter	IGV-101S	
	Tree Bubbler Valve	Hunter Industries(R)	IGV-101S-AS-ADJ	
	Flow Sensor	CST	ELF-TTS-PO1	

IRRIGATION KEYNOTES

- DIAGONAL LINE CROSS HATCH INDICATES LANDSCAPE DRIPLINE ZONES
- TYPICAL IRRIGATION SLEEVE BENEATH PAVEMENT; SIZE SLEEVE TO CONTAIN PIPE AND WIRE PER DETAIL; MINIMUM SIZE NO LESS THAN 3" DIAMETER
- IRRIGATION MAIN LINE
- DRIPLINE VALVE, TYP.
- TREE BUBBLER VALVE, TYP.
- TREE BUBBLERS, TWO PER TREE, TYPICAL. ONE ABOVE GRADE STREAM BUBBLER AND ONE SUB-SURFACE BUBBLER
- TREE AREA IS CALCULATED AT A NETTED DIAMETER OF 6 FT. OR EQUIVALENT AREA. THE SAME AREA IS REMOVED FROM THE HYDROZONE BELOW THE TREE AND THE HIGHER WATER USE IS APPLIED IN THE ETWU CALCULATION.
- HOLD BACK DRIPLINE 50% OF SPACING FROM EDGE OF IRRIGATED AREA, TYPICAL
- INSTALL DRIPLINE 3" BELOW GRADE IN ALL PLANTING AREAS AT 15' OC TYPICAL; ALL DRIPLINE SHALL BE INSTALLED PARALLEL GENERALLY FOLLOWING CONTOURS. HOLD DRIPLINE BACK FROM EDGE 1/2 THE ROW SPACING.
- POC AT DEDICATED IRRIGATION WATER METER; REFER TO SCHEMATIC DRAWING THIS SHEET
- CONTROLLER LOCATION: MOUNT AT EYE LEVEL; SUBJECT TO OWNER APPROVAL
- SOLAR SYNC SENSOR, ROOF MOUNT WITH CLEAR ACCESS TO SKY
- POLY TUBING TO PVC CONNECTION, TYPICAL
- IRRIGATION LAYOUT IS DIAGRAMMATIC. INSTALL ALL MAIN LINE, LATERALS AND CONTROL WIRE IN LANDSCAPE AREAS. DO NOT INSTALL IN PUBLIC RIGHT OF WAY. WHEN LAYOUT REQUIRES INSTALLATION UNDER PAVING, USE IRRIGATION SLEEVES PER DETAIL SHEET L-3.
- ECO-MAT: INSTALL 4" BELOW GRADE IN BIORETENTION AREAS AT 14" OC, LOW WATER USE, TYPICAL

IRRIGATION NOTES

- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE NOTED ON THE PLANS.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM STATIC PRESSURE OF 35 PSI AT THE VALVES AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT THE POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION OF THE IRRIGATION SYSTEM. IF THE WATER PRESSURE SHOWN ON THE DRAWINGS DIFFERS FROM THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- THE LOCATION OF THE CONTROLLER TO BE VERIFIED BY OWNER. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTING ALL PROPOSED STATIONS TO THE CONTROLLER. CONTROLLER TO BE CONFIGURED TO OPERATE 5 STATIONS. CONTROLLER SHALL BE HUNTER IG-600-M.
- ALL CONSTRUCTION IS TO BE PER THE LATEST EDITION OF THE UNIFORM BUILDING CODE.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ROOT BARRIERS, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY. INSTALL PIPING AND VALVES IN PLANTING AREAS WHERE POSSIBLE, AND LOCATE ELECTRIC CONTROL AND QUICK COUPLING VALVES IN GROUND COVER/SHRUB AREAS, 6' TO 12' AWAY FROM HARDSCAPE OR TURF AREA FOR EASY ACCESS.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL EXERCISE EXTREME CARE, AND BE RESPONSIBLE FOR ANY DAMAGE IN EXCAVATING AND WORKING NEAR UTILITIES. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION OF UTILITIES AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, AND NEAR STRUCTURES. PRIOR TO CONSTRUCTION, CONTACT ALL APPLICABLE AGENCIES AND U.S.A. AT 1-800-642-2444 TO FIELD LOCATE ALL EXISTING UTILITIES.
- FIELD ADJUSTMENTS MAY BE REQUIRED TO PROVIDE OPTIMUM OPERATING EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE LANDSCAPE ARCHITECT TO REVIEW FIELD ADJUSTMENTS PRIOR TO INSTALLATION. IN THE EVENT THAT NO CONTACT IS MADE WITH THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REVISIONS.
- SLEEVE ALL IRRIGATION PIPE AND CONTROL WIRES UNDER STREETS AND CONCRETE WALKWAYS WITH THE PROPER SIZE CLASS 200 PVC PIPE TO DEPTH AS SPECIFIED.
- FOR ADDITIONAL INFORMATION, SEE PROJECT DETAILS AND SPECIFICATIONS.
- ALL WORK SHALL CONFORM TO ALL APPLICABLE CITY OF UKIAH CONSTRUCTION STANDARDS.
- NO GALVANIZED IRON PIPE OR FITTINGS SHALL BE ALLOWED.
- A BALL VALVE IN A SEPARATE ROUND VALVE BOX IS TO BE INSTALLED IMMEDIATELY UPSTREAM FROM EACH REMOTE CONTROL VALVE OR GROUP OF VALVES. VALVE SHALL BE SIZED TO MAINLINE SUPPLY AT THE RC VALVE. SEE DETAIL.
- INSTALL 3" WIDE DETECTABLE TAPE (#3" DTP, AS MANUFACTURED BY T. CHRISTY). TAPE SHALL BE INSTALLED 6" ABOVE THE IRRIGATION MAIN.
- INSTALL ALL LANDSCAPE DRIPLINE BENEATH MULCH. INSTALL ALL TUBING 3" BELOW GRADE, PARALLEL AT SPACING INDICATED. USE LANDSCAPE STAPLES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO SECURE TUBING TO GROUND.
- A SIGNED CERTIFICATE OF COMPLETION IS REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE CITY OF UKIAH. IF THE INSTALLATION OF THE LANDSCAPE DOES MEET OR SUBSTANTIALLY COMPLY WITH THE APPROVED LANDSCAPE CONSTRUCTION DOCUMENTS, THE CERTIFICATE OF COMPLETION WILL NOT BE SIGNED OR APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.

ATTACHMENT 3d

THESE DRAWINGS COMPLY WITH THE CRITERIA OF THE ORDINANCE. ORDINANCE REQUIREMENTS HAVE BEEN APPLIED FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN AND THE LANDSCAPE DESIGN PLAN.

MAMA AND ETWU CALCULATIONS

1) Maximum Applied Water Allowance (MAMA)
MAMA = (ETO) (0.62) [(0.55 X LA) + (0.45 X SLA)]
Where:
ETO = Annual Net Reference Evapotranspiration (inches)
0.45 = ET Adjustment Factor (Commercial)
0.55 = ET Adjustment Factor (Residential)
LA = Landscaped Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
SLA = Portion of the landscape area identified as Special Landscape Area (square feet)
0.45 = the additional ET adjustment factor for Special Landscape Area (1.0 - 0.55 = 0.45) (Commercial)
0.55 = the additional ET adjustment factor for Special Landscape Area (1.0 - 0.45 = 0.55) (Residential)

Commercial (C) or Residential (R) C

A) Net Evapotranspiration Calculation

Local Reference ETO 40.80
31.90"/yr (Annual Rainfall) X .25 = 9.48 (Effective Rainfall)

Net Evapotranspiration Calculation = Annual ETO - Effective Rainfall = 31.33

B) Adjusted Landscape Area Calculation

3,063 sf (Landscape Area) X 0.45 Adjustment Factor = 1,378.41 sf

0.00 sf (Special Landscape Area) X 0.55 Adjustment Factor = 0.00 sf

Sum of Adjusted Landscape Area = 1,378.41 sf

MAMA = 31.325 X .62 X 1,378 sf = 26,771 gal/yr

2) Estimated Total Water Use (ETWU)

A) Net Evapotranspiration Calculation

Net Evapotranspiration Calculation = Annual ETO - Effective Rainfall = 31.33 sf

B) Adjusted Landscape Area Calculation

0.00 sf Very Low Water Use X .01 = 0.00 sf

3,063 sf Low Water Use X .03 = 918.94 sf

0 sf Moderate Water Use X .06 = 0.00 sf

0.00 sf High Water Use X .8 = 0.00 sf

Sum of Adjusted Landscape Area = 918.94 sf

ETWU = 31.33 X .62 X 919 sf / 0.81 = 22,309 gal/yr

Irrigation Efficiency Factor
Square Footage of Landscape on Drip 3,063.13 sf
Square Footage of Landscape on Spray 0.00 sf
Total Square Footage of Landscape 3,063.13 sf
Adjusted Irrigation Efficiency Factor 0.81

DETAIL HYDROZONE TABLE

Name	Method	Water Use	Water Use Value	Hydrozone Area in SF	% of Landscape
1D	Sub-surface Dripline	Low	0.3	950.64 sf	31.2%
2B	Root Watering System	Low	0.3	254.46 sf	8.3%
3E	Eco-Mat	Low	0.3	532.07 sf	17.4%
4D	Sub-surface Dripline	Low	0.3	567.62 sf	18.5%
5D	Sub-surface Dripline	Low	0.3	925.25 sf	30.3%
				3,063 sf	100%

SUMMARY HYDROZONE TABLE

PLANT TYPE	AREA	% OF LANDSCAPE
Very Low	0.00	0%
Low	3,063.13	100%
Moderate	0.00	0%
High	0.00	0%
Total	3,063.13	100%

PRECIPITATION RATES BY VALVE

VALVE ID	FLOW IN GPM	PRECIPITATION RATE IN INCHES PER HOUR
1D	6.2 GPM	0.61
2B	6.2 GPM	1.14
3E	4.1 GPM	0.81
4D	2.5 GPM	0.25
5D	5.8 GPM	0.60

BIORETENTION AREAS

SUPPLEMENTAL TEMPORARY IRRIGATION

CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY SUPPLEMENTAL IRRIGATION OF ALL BIO-RETENTION AREAS THROUGH THE SOD OR PLANT ESTABLISHMENT PERIOD. METHOD OF IRRIGATION APPLICATION IS DISCRETIONARY AND MAY INCLUDE HAND WATERING OR INSTALLATION OF A TEMPORARY, ABOVE GRADE OVERHEAD SPRAY CIRCUIT. ANY REPLACEMENT NECESSARY FOR LOSS OR DAMAGE TO SOD OR PLANTS DUE TO LACK OF WATER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT CONTRACTOR'S EXPENSE.

UKIAH CAR WASH

1006 SOUTH STATE STREET

UKIAH, CA

APN #003-130-38

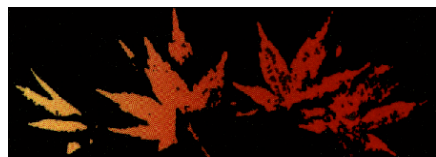
DATE: 10/1/21
MLA JOB #: 2020-28
SCALE: 1" = 20'
DRAWN: DM

L1

U.S.A NOTE
IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL EXERCISE EXTREME CARE, AND BE RESPONSIBLE FOR ANY DAMAGE IN EXCAVATING AND WORKING NEAR UTILITIES. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OTHER SUB-CONTRACTORS FOR THE LOCATION OF UTILITIES AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, AND NEAR STRUCTURES. PRIOR TO CONSTRUCTION, CONTACT ALL APPLICABLE AGENCIES AND U.S.A. AT 1-800-642-2444 OR 1-800-227-2800 TO FIELD LOCATE ALL EXISTING UTILITIES.

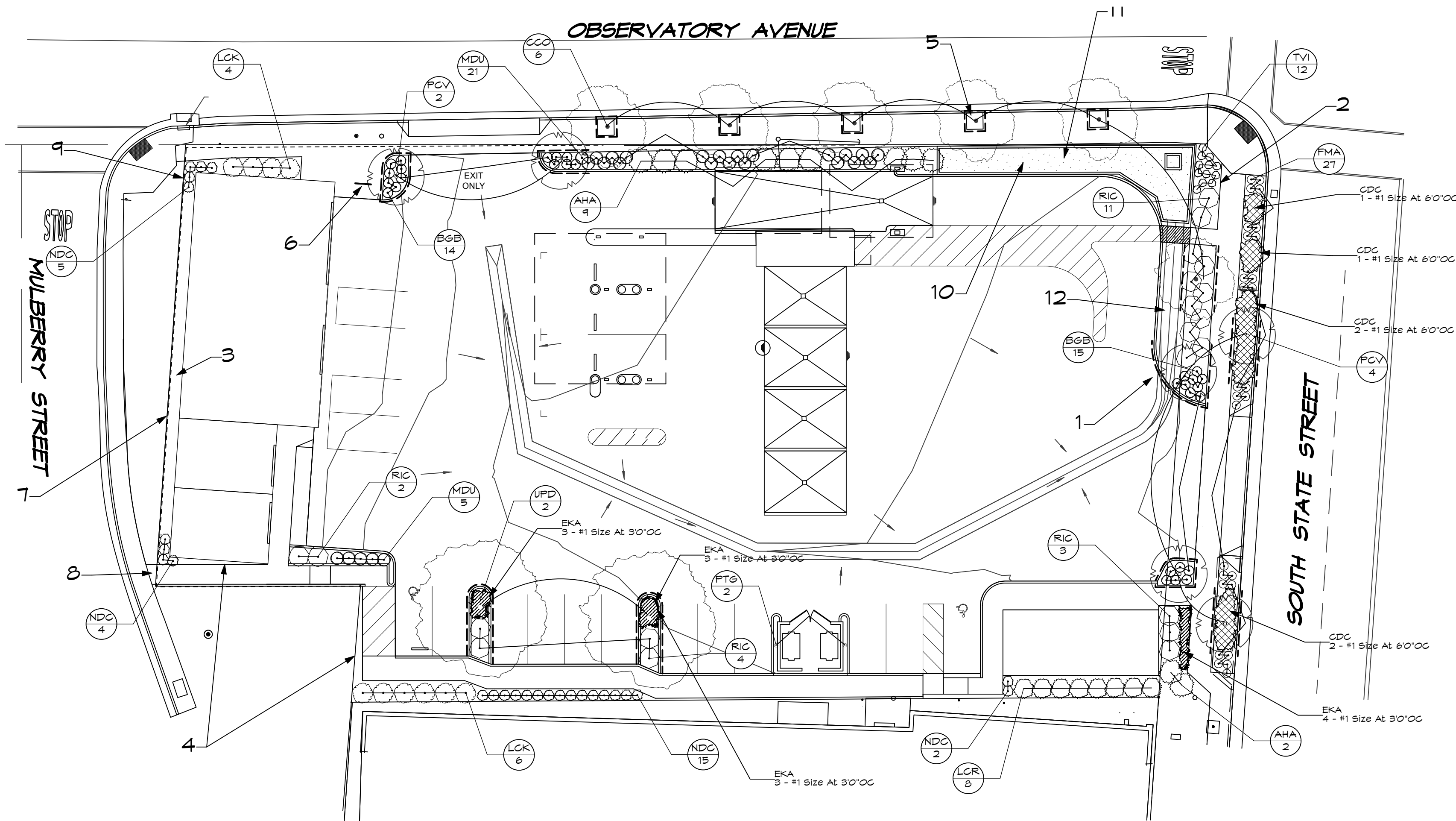
THESE DRAWINGS COMPLY WITH THE CRITERIA OF THE ORDINANCE. ORDINANCE REQUIREMENTS HAVE BEEN APPLIED FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN AND THE LANDSCAPE DESIGN PLAN.

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MACNAIR
LANDSCAPE
ARCHITECTURE

POST OFFICE BOX 251
KENWOOD, CALIFORNIA 95452
TEL (707) 833-2288
FAX (707) 833-2288
don@macnairlandscapes.com



PLANTING PLAN
Scale: 1" = 20'-0"

PLANTING NOTES

1. ALL GROUND COVER TO BE SPACED IN A TRIANGULAR PATTERN. CONTRACTOR RESPONSIBLE FOR COMPLETE COVERAGE.
2. SUPPLY AGRIFORM 21 GRAM TABLETS AS FOLLOWS: 5-15 GAL., 3-5 GAL., 1-1 GAL.
3. DIG PLANTING PITS 2 TIMES THE DIAMETER AND EQUAL THE HEIGHT OF ROOTBALL.
4. BACKFILL PITS WITH 2/3 EXISTING SOIL, 1/3 ORGANIC AMENDMENT.
5. ALL PLANTS TO BE SPOTTED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
6. WHEN LANDSCAPING IN EXISTING PLANTED AREAS, CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE OR DESTROY ANY EXISTING PLANT MATERIAL OR IRRIGATION. EXISTING PLANT MATERIAL AND IRRIGATION THAT IS DAMAGED SHALL BE REPLACED WITH LIKE, SIZE, QUALITY, ETC. BY THE CONTRACTOR AT HIS EXPENSE.
7. SPECIAL ATTENTION IS TO BE PAID TO THE PLANTING AREAS SURROUNDING THE BUILDINGS. COMPACTED SOIL IS TO BE SUFFICIENTLY EXCAVATED TO ALLOW FOR PROPER ROOT GROWTH AND DRAINAGE OF ALL AREAS. CHECK SOIL FOR PROPER DRAINAGE PRIOR TO PLANTING. AUGER THROUGH COMPACTED SOIL WHERE NECESSARY. DO NOT PLANT IN THE DRAINAGE SPOLES.
8. ALL CONSTRUCTION IS TO BE PER ALL APPLICABLE AND PREVAILING CITY OF SANTA ROSA CONSTRUCTION STANDARDS.
9. A SIGNED CERTIFICATE OF COMPLETION IS REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE CITY OF SANTA ROSA. IF THE INSTALLATION OF THE LANDSCAPE DOES MEET OR SUBSTANTIALLY COMPLY WITH THE APPROVED LANDSCAPE CONSTRUCTION DOCUMENTS, THE CERTIFICATE OF COMPLETION WILL NOT BE SIGNED OR APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.

PLANTING KEYNOTES

1. 24" DEEP ROOT BARRIER, REFER TO DETAIL SHEET L-3, TYPICAL; DETAIL APPLIES TO ALL TREES WITHIN 7' OF HARDSCAPE EDGE
2. 3" DEEP MULCH, ALL LANDSCAPE AREAS
3. MULCH ONLY IN AREAS BETWEEN BUILDINGS AND FENCE
4. MULCH ONLY IN NARROW AREAS ADJACENT TO PAVING
5. MULCH ONLY BENEATH TREES
6. BIKE RACK LOCATION
7. EXISTING FENCE TO REMAIN
8. REMOVE SECTION OF CHAINLINK FENCE FOR ACCESS TO MULBERRY STREET
9. BEGIN CHAINLINK FENCE REMOVAL
10. N/A
11. N/A
12. CONCRETE V-DITCH, REFER TO CIVIL DRAWINGS

PLANT LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WATER USE PER WUCOLS IV	QUANTITY	COMMENTS
Trees						
CCO	#24	Gercis canadensis reniformis 'Oklahoma'	Oklahoma Redbud	.3	6	
PCV	#24	Prunus cerasifera 'Krauter Vesuvius'	Krauter Vesuvius Purple Leaf Plum	.3	6	
UPD	#24	Ulmus parvifolia 'Drake'	Drake's Chinese Elm	.3	2	
Shrubs						
AHA	#5	Arctostaphylos densiflora 'Harmony'	Harmony Manzanita	.3	11	
LCR	#5	Loropetalum chinense 'Kurenai'	Jazz Hands® Dwarf Pink Chinese Fringe-Flower	.3	10	
LCR	#5	Loropetalum chinense 'Razzleberry'	Razzleberry Fringe Flower	.3	8	
NDC	#1	Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo	.3	26	
RIC	#5	Rhaphiolepis indica 'Clara'	Clara Indian Hawthorn	.3	20	
Vines						
PTG	#1	Parthenocissus tricuspidata 'Green Showers'	Green Showers Boston Ivy	.3	2	Train up wall
Groundcover						
CDC	#1	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	.3	6	6' OC, Triangular Spacing
EKA	#1	Erigeron karvinskianus	Santa Barbara Daisy	.3	10	36" OC, Triangular Spacing
Ornamental Grass						
BGB	#1	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Ornamental Grass	.3	29	
FMA	#1	Festuca mairei	Atlas Fescue	.3	27	
MDU	#1	Muhlenbergia dubia	Pine Muhly	.3	26	
Bioretention Areas						
	Sod	Biofiltration Planting	"Biofiltration Sod"	0.3		Delta Bluegrass (CA Native Blend)
Other						
		Mulch: Fir Bark 1-1/2" Minus	Medium Walk-On Bark			3" Depth, All Landscape Areas
See Detail		Linear Root Barrier	Root Solutions , or Equal			24" Depth, Continuous

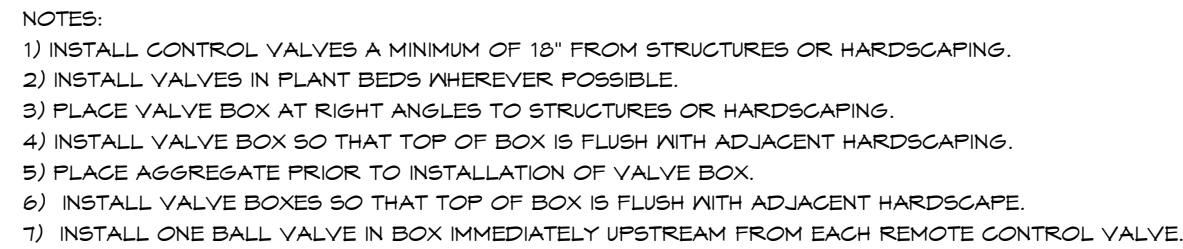
PLANTING PLAN

UKIAH CAR WASH

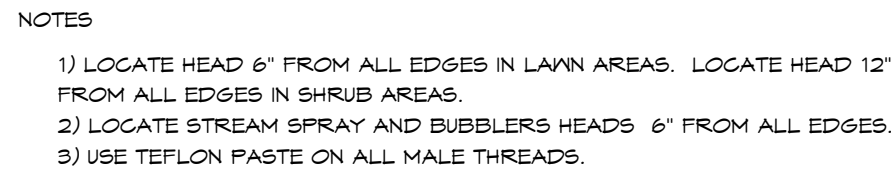
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NTS



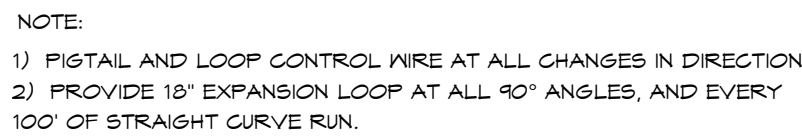
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NOTES:

- 1) CENTER VALVE BOX OVER VALVE ASSEMBLY.
- 2) LOCATE VALVE BOXES IN GROUND COVER/SHRUB AREAS WHEN POSSIBLE.
- 3) SET VALVE BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.

NTS



NTS



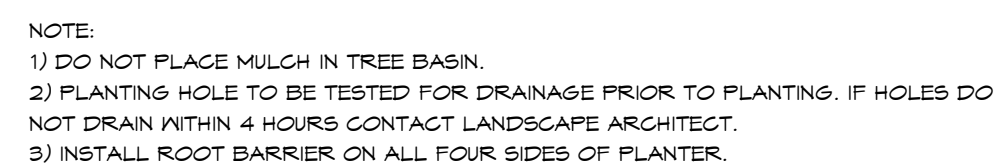
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DIVISION 2 SITE WORK

SECTION 0270

UNDERGROUND IRRIGATION SYSTEM

PART 1 GENERAL

1.01 SCOPE

A. Work Included: perform all work necessary and required for the construction of the project as indicated. Such work includes but is not limited to the following:

1. Furnish and install complete irrigation system.
2. Trenching and backfilling.
3. Sleeves for irrigation piping and remote control valve wiring under pavements and walks as noted.

B. Related Work in Other Sections: The following items of associated work are included in other sections of these specifications:

1. Landscaping, Section 02800

C. By Others: The following items of work will be performed by others and are not included in the contract.

1. Electrical stub-out for irrigation controller.
2. Irrigation water meter.
3. Water stub-outs for irrigation system.

1.02 INSPECTION OF CONDITIONS: Examine related work and surfaces before starting work of this section. Report to the landscape architect, in writing, conditions which will prevent the proper provision of this work. Beginning the work of this section without reporting unsuitable conditions to the landscape architect constitutes acceptance of conditions by the contractor. Any required removal, repair, or replacement of this work caused by unsuitable conditions to be done at no additional cost to the owner.

1.03 CODES, RULES AND SAFETY ORDERS

A. All work and materials to be in full accordance with the latest rules and regulations of safety orders of Division of Industrial Safety, the Uniform Plumbing Code published by the Western Plumbing Officials' Association, and other applicable laws and regulations, including the prevailing local plumbing code. Nothing in these drawings or specifications is to be construed to permit work not conforming to these codes. Should the construction documents, or instructions, be at variance with the aforementioned rules and regulations, notify the landscape architect and get instructions before proceeding with the work affected.

B. Furnish and maintain all warning signs, shoring, barricades, red lanterns, etc., as required by the Safety Orders of the Division of Industrial Safety and local ordinances.

C. Contact U.S.A. for location of underground utilities.

1.04 STANDARDS: American Society of Testing and Materials (ASTM).

1.05 PERMITS AND FEES: Obtain all permits and pay required fees to any governmental agency having jurisdiction over the work. Arrange inspections required by local agencies and ordinances during the course of construction as required.

1.06 APPROVAL: Wherever the terms "approve", "approval", or "approved" are used in the specifications, they mean approval of landscape architect in writing.

1.07 WORK SCHEDULE: Submit a proposed work schedule to landscape architect at least 5 days prior to start of work under this Section. After approval, no modification shall be made to this schedule with out written authorization by the landscape architect.

1.08 OBSERVATION SCHEDULE: Schedule with the landscape architect at least 5 days before beginning work under this Section. All requests for observation must be made 72 hours in advance.

A. Job start meeting

The purpose of this conference is to review questions the contractor may have regarding the work, administrative procedures during construction and project work schedule.

B. Irrigation installation and hydrostatic tests

Observation of installation and hydrostatic test results to be made by the landscape architect prior to backfilling of trenches.

C. Pre-maintenance

When all work has been completed a pre-maintenance walk-through will be conducted. If approved, the 90 calendar day maintenance period will begin.

D. Final Observation

Final Observation will be after the 90 calendar day maintenance period and all required work is completed. Please give 1 week notice for this observation meeting.

1.09 SUBSTITUTIONS

A. Specific reference to manufacturer's names and products specified in this Section are used as standards, but this implies no right to substitute other material or methods without written approval of the landscape architect.

B. Installation of any approved substitution is contractor's responsibility. Any changes required for installation of any approved substitution must be made to the satisfaction of the landscape architect and without additional cost to the owner.

1.10 PROTECTION OF EXISTING CONDITIONS

A. Contractor shall acquire themself with all site conditions. Should utilities or other work not shown on the plans be found during excavations, contractor shall promptly notify landscape architect for instructions as to further action. Failure to do so will make contractor liable for any and all damage thereto arising from their operations subsequent to discovery of such utilities not shown on plans.

1.11 COORDINATION: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.

1.12 PRODUCT HANDLING: Protect work and materials under this Section from damage during construction and storage. Protect polyvinyl chloride (PVC) pipe and fittings from direct sunlight. Beds on which PVC is stored must be full length of pipe. Do not use any pipe or fitting that has been damaged or dented.

1.13 SAMPLES: Landscape architect reserves the right to take and analyze samples of materials for conformity to specifications at any time. Contractor shall furnish samples upon request by the landscape architect. Rejected material shall be removed from the site immediately and replaced at the contractors expense. Cost of testing materials not meeting specifications shall be paid by contractor.

1.14 HYDROSTATIC TESTS

A. Make hydrostatic tests when welded PVC joints have cured at least 24 hours. Apply continuous static water pressure of 100 psi as follows:

1. All piping on the pressure side of control valves shall be tested for two hours.
2. At completion of hydrostatic test, mainline shall be opened at farthest most point from the location of the pump to verify continuity of the mainline.

B. Leaks resulting from tests shall be repaired and tests repeated until system passes tests.

1.15 "AS-BUILT" IRRIGATION DRAWINGS: Contractor shall furnish Record Drawings of the complete irrigation system. Procure from the landscape architect full sized sepia of Contract Drawings. Construction drawings shall be on the construction site at all times while the irrigation system is being installed. Actual location of valves and all irrigation and drainage piping shall be shown on the prints by drawings from easily identified permanent features, such as buildings, curbs, fences, walks or property lines. Drawings shall show approved substitutions, if any, of material including manufacturer's name and catalog number. The drawings shall be at scale and all indications shall be neat. All information noted on the print shall be transferred to the prints by contractor and all indications shall be recorded in a neat, orderly way. The record drawings shall be turned over to the landscape architect at or before the Final Acceptance of the project.

1.16 CONTROLLER CHARTS

1. As-built drawings shall be approved by the landscape architect before charts are prepared.
2. Provide one controller chart for each controller supplied.
3. The chart shall show the area controlled by automatic controller and shall be the maximum size controller door will allow.
4. The chart is to be reduced drawing of the actual as-built system. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be enlarged to a size that will be readable when reduced.

5. Chart shall be black line print and a different color shall be used to show area of coverage for each station.

6. The chart shall be mounted using Velcro, or an approved equal.
7. When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 20 mils. thick.
8. These charts shall be completed and approved prior to final inspection of the irrigation system.

PART 1 MATERIALS TO BE FURNISHED

A. Prior to final inspection the contractor shall furnish the following materials to the owner:

1. Two wrenches for disassembling and adjusting each type of sprinkler head supplied.
2. Two keys for each automatic controller.
3. Four keys for loose key hose bibs and/or hose bibs.
4. Twelve 12 inch pop-up sprinkler bodies.

1.18 CLEAN-UP: Keep all areas of work clean, neat and orderly at all times. Keep paved areas clean during installation. Clean up and remove all debris from the entire work area prior to Final Acceptance to satisfaction of landscape architect.

1.19 FINAL ACCEPTANCE: Work under this Section will be accepted by landscape architect upon satisfactory completion of all work. Upon Final Acceptance, owner will assume responsibility for maintenance of the work. Said assumption does not relieve contractor of obligations under Warranty.

1.20 WARRANTY: In addition to manufacturer's guarantees or warranties, all work shall be warranted for one year from the date of Final Acceptance against defects in material, equipment and workmanship by contractor. Warranty shall also cover repair of damage to any part of the premises resulting from leaks or other defects in materials, equipment and workmanship to the satisfaction of the owner.

PART 2 MATERIALS

2.01 GENERAL: Materials throughout the system shall be new and in perfect condition. At least 14 days prior to beginning work, submit for approval 2 copies of manufacturer's catalog cuts, specifications, and operating instructions of the complete list of materials and assemblies to be installed. Quantities of materials and equipment need not be included. No deviations from the specifications shall be allowed. The decision of the landscape architect shall be final in the determination of the quality of materials and equipment.

2.02 WATER METERS: Shall be provided by others.

2.03 PIPE

A. Mainline piping on pressure side of irrigation control valves:

1. 2" size and greater to be Polyvinyl Chloride (P.V.C.) 1120-1220, Class 315 and shall conform to ASTM D 2241-73 and D 2872-73.
2. Up to and including 1-1/2" size to be Polyvinyl Chloride (P.V.C.) 1120-1220, Schedule 40 and shall conform to ASTM D 1785-73.
3. Galvanized Steel, Standard wall, Schedule 40, capable of working pressure up to 600 psi shall run from the point of connection to back flow prevention device.
4. Piping from the point of connection to the back flow prevention device shall be as approved by local code.

B. Lateral line piping on non-pressure side of irrigation control valves:

1. 2" size and greater to be Polyvinyl Chloride (P.V.C.) 1120-1220, Class 315 and shall conform to ASTM D 2241-73 and D 2872-73.
2. Up to and including 1-1/2" size to be Polyvinyl Chloride (P.V.C.) 1120-1220, Schedule 40 and shall conform to ASTM D 1785-73.

2.04 FITTINGS

A. PVC Fittings: Schedule 40, Polyvinyl Chloride, high impact weight, as manufactured by Sloane, Lasco, medium or approved equal.

B. Fittings for Galvanized Steel Pipe: Schedule 40, standard weight as manufactured by Grinnell, or approved equal.

C. Connections between main and valves shall be PVC Schedule 80 nipples and fittings.

2.05 SLEEVE MATERIALS

A. For Control Wires: PVC 1120-1220, Class 200 pipe or heavy wall galvanized steel conduit.

B. For Water Lines: PVC 1120-1220, Class 200 pipe or heavy wall galvanized steel conduit.

2.06 IRRIGATION CONTROLLERS

A. Controller to be as shown on plans and is to be installed as per detail and manufacturer's specifications.

2.07 IRRIGATION CONTROL VALVES

A. Remote Control Valves: Valves to be as shown on plans and installed per details and manufacturer's specifications.

2.08 CONTROL WIRE

A. Wire: Solid copper wire, U.L. approved for direct burial in ground. Minimum gauge: #14. Common ground wire shall be white.

B. Splicing Materials: Wire connectors shall be Pentite or snap connectors.

C. All wires shall be labeled with the valve number at the controller and valve.

D. 120 wiring shall be as required by local code and installed by an electrician. It shall not be on a switched circuit.

E. Common wire shall be white. Control wires shall be other than white. Use a different color control wire for each controller.

2.09 VALVE BOXES

A. Remote Control Valves: To be Brooks, Green or approved equal, one per valve.

B. Gate Valves and Control Wire Stub-out Locations: To be Brooks, Green or approved equal, one per valve.

2.10 QUICK-COUPLING VALVES

A. Quick coupling valves to be as per plans and details.

B. Furnish 2 valve keys fitted with hose valve assembly.

C. All valve boxes shall be purple in color or clearly labeled by the manufacturer to designate reclaimed water.

2.11 LANDSCAPE DRIP-LINE: Tubing as shown in legend and drawings.

A. Install in parallel and consistent rows at spacing indicated in all specified areas.

B. Install 3" below grade.

2.12 SPRINKLER HEADS

A. Heads as shown in legend and drawings.

2.13 BACK-FLOW PREVENTION ASSEMBLIES

A. Back-flow prevention device as shown in legend and drawings.

PART 3 EXECUTION

3.01 LAYOUT

A. Layout work as accurately as possible to drawings. Drawings are diagrammatic to the extent that swing joints, offsets and all fittings are not shown.

B. Full and complete coverage is required. Contractor shall make any necessary minor adjustments to layout required to achieve full coverage of irrigated areas at no additional cost to owner.

C. Dig trenches wide enough to allow a minimum of 6 in. between parallel pipe lines. Trenches shall be of sufficient depth to provide minimum cover from finish grade as follows:

1. Over PVC pipe on pressure side of irrigation control valve, control wires and quick coupling valves: 18 inches.
2. Over pipe on non-pressure side of irrigation control valve: 12 inches.

3.03 BACK FLOW PREVENTION DEVICE INSTALLATION

A. Install according to local code and manufacturer's instructions.

B. Install with union on discharge side for servicing, or with flanges, as required.

3.04 SLEEVING

A. Where pipes or wires must be installed under paving place them in sleeves with a 24" minimum depth and sufficient size to accommodate irrigation lines and/or wires.

B. Lack of pipe chase coordination does not relieve the contractor from installing the pipes and control wire shown on the drawing. In the event pipe chases were not installed prior to paving the contractor shall bore under the paving to accommodate pipes and wires.

C. All control wire shall be in Schedule 40 conduit from trench to controller. When valves are grouped together allow 12" between valve boxes, each valve in a separate box, (not to be placed in drainage swales, but kept in ground cover areas.)

3.05 PIPE LINE ASSEMBLY

A. Install pipe in accordance with manufacturer's instructions.

B. Solvent weld all PVC pipe and fittings using solvents (including primer) and methods as recommended by the manufacturer, except where screw connections are required. Clean pipe and fittings of dirt and moisture before assembly. PVC pipe may be assembled on ground surface beside trench. Snake pipe from side to side of trench bottom to allow for expansion and contraction. Make all connections between PVC pipe and metal valves or pipe with threaded fittings using PVC male adapters.

C. Use Teflon tape on all threaded fittings.

D. Thrust blocks shall be installed where the irrigation main changes direction as at elbows and tees and where the irrigation main terminates. Pressure tests shall not be made for a period of 36-48 hours following the completion of pouring of the thrust blocks. Concrete thrust blocks or supply mains shall be sized and installed in strict accordance with the pipe manufacturer's specifications and shall be of an adequate size and so placed as to take all thrust created by the maximum internal water pressure.

3.06 IRRIGATION CONTROL VALVES:

A. Install control valves in valve boxes where shown and group together where practical. Place no closer than 18 in. to walk edges, buildings and walls and other valves. Valve boxes shall be placed in relation to finish grade as follows:

1. 1" above grade when no mulch is used
2. 1/2" below grade when mulch is used
3. 1 1/2" with soil lawn
4. 2" with plant beds

B. The contractor shall paint on the cover of each valve box in 2" white stenciled letters with the value number as designated on plan.

C. Clearance between the highest part of the valve and the bottom of the valve box lid shall be 2" minimum and 4" maximum. (Lid must rest on any part of valve and valves must not be buried too deep for convenient access.)

D. Clearance between the top of the piping and the bottom of the valve box and/or the valve box knock out, shall be a minimum of 2". (The box must not rest on the piping.)

E. Clearance between the valve and the sides of the valve box shall be a minimum of 3".

3.07 SPRINKLER HEADS

A. Install heads as per details.

B. Nozzles may be changed to control precipitation rate and G.P.M. with approval from the landscape architect.

3.08 QUICK COUPLING VALVES: Quick coupling valves to be installed as per detail.

3.09 AUTOMATIC CONTROLLER

A. Install per local code and manufacturer's instructions.

B. Grounding of irrigation controller shall be as per manufacturer's recommendations and as per local code.

3.10 CONTROL WIRING

A. Install control wires with sprinkler mains and laterals in common trenches wherever possible. Lay to the side of pipe line. Provide looped slack at valves of 18" and snake wires in trench to allow for contraction of wires. The wires in bundles at 10 ft. intervals. Provide expansion loop at all 90 degree angles, and every 100' of straight wire run.

C. Control wire splices at remote control valves to be crimped and sealed with specified splicing materials. Line splices will be allowed only on runs of more than 500 ft. All line splices to be in separate valve box.

C. Install one continuous ground wire and one extra wire to all valves.

3.11 CLOSING OF PIPE AND FLUSHING OF LINES

A. Thoroughly flush out all water lines before installing heads, valves and other hydrants.

B. Test as specified.

3.12 PRESSURE TESTS

A. The contractor shall partially backfill, leaving all fittings exposed before testing.

B. Cap all valve openings and test the mainline pipe at full line working pressure and visually check all fittings.

3.13 BACKFILL AND COMPACTING

A. After system is operating and required tests and inspections have been made, backfill excavations and trenches with clean soil, free of rubbish. All soil shall have a bedding of 2" under and 4" over of select, rock free backfill.

B. Backfill for all trenches, regardless of the type of pipe covered, shall be compacted to minimum 95% density under pavements, 85% under planted areas.

C. Compact trenches in areas to be planted by thoroughly flooding the backfill. Jetting process may be used in those areas.

D. Dress off all areas to finish grades.

E. Any settling more than 1" which may occur during the guarantee period shall be brought to finish grade by the contractor at his expense.

END OF SECTION 0270

SECTION 02800 LANDSCAPING

PART 1 GENERAL

1.01 SCOPE

A. Work Included: Perform all work necessary and required for the construction of the project as indicated. Such work includes but is not limited to the following:

1. Site preparation including weed and rubble removal.
2. Laboratory soil analysis.
3. Furnishing and spreading topsoil.
4. Finish grading of planted areas.
5. Soil amendment.
6. Planting.

B. Related Work: The following items of associated work are included in other sections of these specifications.

1. Section 0275: Underground Irrigation System.

C. Use Teflon tape on all threaded fittings.

D. Thrust blocks shall be installed where the irrigation main changes direction as at elbows and tees and where the irrigation main terminates. Pressure tests shall not be made for a period of 36-48 hours following the completion of pouring of the thrust blocks. Concrete thrust blocks for supply mains shall be sized and installed in strict accordance with the pipe manufacturer's specifications and shall be of an adequate size and so placed as to take all thrust created by the maximum internal B. Related Work: The following items of associated work are included in other sections of these specifications.

1. Section 0275: Underground Irrigation System.

C. By Others: The following items of work will be performed by others and are not included in the contract.

1.02 REQUIREMENTS OF REGULATORY AGENCIES

A. Perform work in accordance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for all inspections and permits required by federal, state, and local authorities in furnishing, transporting and installing materials.

B. Certificates of inspection required by law for transportation shall accompany the invoice for each shipment of plants. File copies of certificates with landscape architect after acceptance of material.

C. Inspections of federal and state governments at place of growth does not preclude rejection of plants at project site.

1.03 SELECTION, TAGGING AND ORDERING OF PLANT MATERIAL

A. Submit documentation to landscape architect at least 7 days prior to start of work under this section that all plant material has been ordered. Arrange procedure for observation with landscape architect at time of submission.

B. Plants shall be subject to observation and approval by landscape architect at place of growth or upon delivery for conformity to specifications. Such approval shall not impair the right of observation and rejection during perfect condition. At least 14 days prior to beginning work, submit for approval 2 copies of manufacturer's catalog cuts, specifications, and operating instructions of the complete list of materials and assemblies to be installed. Quantities of materials and equipment need not be included. No deviations from the specifications shall be allowed. The decision of the landscape architect shall be final in the determination of the quality of materials and equipment.

C. Substitution of plant material will not be permitted unless authorized in writing by landscape architect. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of contract price.

1.04 COORDINATION: Contractor shall coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.

1.05 INSPECTION OF SITE: Contractor shall visit site and inspect conditions as they exist prior to submitting bid. Site dimensions, water pressure and general conditions shall be verified prior to beginning of any work at the grading shop.

1.06 INTENT OF DRAWINGS AND SPECIFICATIONS: It is the intent of the drawings and specifications to provide planting with plants in irrigation, ready for owner's use. Any items not specifically shown in the drawings or called for in the specifications, but normally required to conform with such intent, as to be considered as part of the work. Written dimensions take precedence over scale dimensions.

1.07 APPROVAL: Wherever the terms "approve", "approval" or "approved" are used herein, they mean approval of landscape architect in writing.

1.08 PRODUCT HANDLING

A. Furnish standard plants in manufacturer's standard containers bearing original labels showing quantity, analysis and name of manufacturer.

B. Store products with protection from weather or other conditions which would damage or impair the effectiveness of the product.

1.09 PROTECTION OF EXISTING PLANTS TO REMAIN

A. Do not store materials or equipment, permit burning, or operate or park equipment within designated plant protection zones as specified on the plans.

B. Notify landscape architect in any case where contractor feels grading or other construction called for by Contract Documents may damage existing plants to remain. Do not proceed with such work until directed by landscape architect.

C. If existing plants are damaged during construction, contractor shall replace such plants of the same species and size as those damaged at no cost to the owner. Determination of extent of damage and value of damaged plant shall rest solely with landscape architect.

1.10 GRADING

A. Prior to planting grading will be brought to within .10" + foot of finish grade with soil suitable for planting by the landscape contractor. It is the responsibility of the landscape contractor to verify that no conflict exists with the grading plan. Fine finish grading will be done by the landscape contractor.

B. Finish grade in ground cover areas shall be 2 inches below surrounding concrete or asphalt. In lawn areas, sodded areas shall be 2 inches and seeded areas shall be 1 inch below sidewalks, header boards, or mow strips and examined by the landscape architect, owner, or his representative.

1.11 CLEAN-UP: Keep all areas of work clean, neat and orderly at all times. Keep paved areas clean during installation. Clean up and remove all deleterious materials and debris from the entire work area prior to Final Acceptance to the satisfaction of landscape architect. The landscape contractor shall bear final responsibility for proper surface drainage of planted areas. Any work done by another party or obstructions on the site which the contractor feels precludes establishing proper drainage shall be brought to the attention of the landscape architect, owner or his representative for correction or the relief of responsibility.

1.12 SAMPLES, TESTS AND SUBMITTALS: Landscape architect reserves the right to take and analyze samples of materials for conformity to specifications at any time. Contractor shall furnish samples and/or manufacturer's specification sheets for any construction material or item upon request by the landscape architect. Rejected materials shall be immediately removed from the site at contractor's expense. The cost of testing materials not meeting specifications shall be paid by the contractor.

1.13 PROJECT SCHEDULE: Contractor shall submit for approval a complete work schedule indicating tentative dates for inspections. This schedule is to be submitted prior to the job start meeting.

1.14 OBSERVATION SCHEDULE: Schedule a job start meeting with the landscape architect at least 5 days before beginning work under this Section. All requests for observation must be made 72 hours in advance.

A. Job Start Meeting

The purpose of this conference is to review questions the contractor may have regarding the work, administrative procedures during construction and project work schedule.

B. Planting - Fine Grading and Soil Preparation

The fine grading and soil preparation of all planting areas must be observed prior to installation of plant material.

C. Plant Material

Landscape architect shall observe plant material for quality prior to planting. Plants shall be subject to observation and approval at place of growth or upon delivery for quality, size and variety; such approval shall not impair the right of inspection and condition of soil and roots, latent defects or injuries. Rejected plants shall be removed immediately from site.

D. Plant Layout

Layout plants (in containers) in locations shown on drawings. Landscape architect will check location of plants in the field and adjust to exact position before planting begins. Landscape architect reserves the right to refuse any plant in his opinion, an insufficient quantity of plants is available for layout check.

E. Pre-maintenance

When all work has been completed a pre-maintenance walk-through will be conducted. If approved, the 90 calendar day maintenance period will begin.

F. Final Observation

Final Observation will be after the 90 calendar day maintenance period and all required work is completed. Please give 1 week notice for this observation meeting.

1.15 MAINTENANCE

A. All landscape areas shall be substantially weed free at beginning of maintenance period and at final acceptance.

B. Begin maintenance after each plant and each portion of lawn or ground cover is installed and continue until Final Acceptance.

C. Maintenance Period shall begin upon inspection and approval by landscape architect and shall run for 90 calendar days.

A. "Root Solutions" control planter, or equal. Install according to local code and manufacturer's instructions. Use in all areas where tree is

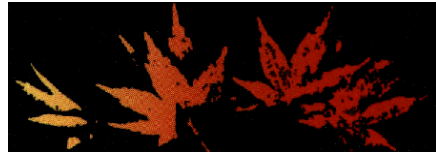
D. Maintenance of new planting shall consist of watering, cultivating, weeding, fertilizing, mulching, re-staking, tightening and repairing of guys, misting, and plants to proper grade or upright position, restoration of the plant saucer, and furnishing and applying such sprays and fertilizers as are necessary, and keep the plants free of insects and disease and in thriving condition.

E. Protect planting areas and plants at all times against damage of all kinds for duration of maintenance period. Maintenance includes temporary protection fences, barriers and signs as required for protection. If any plants become damaged or injured, treat or replace as directed by landscape architect at no additional cost to owner.

1.16 FINAL ACCEPTANCE: Work under this Section will be accepted by landscape architect upon satisfactory completion of all work, including maintenance, but exclusive of replacement of plant materials under the Warranty Period. Upon Final Acceptance, the owner will assume responsibility for maintenance of the work.

1.17 WARRANTY PERIOD AND REPLACEMENTS

A. Contractor



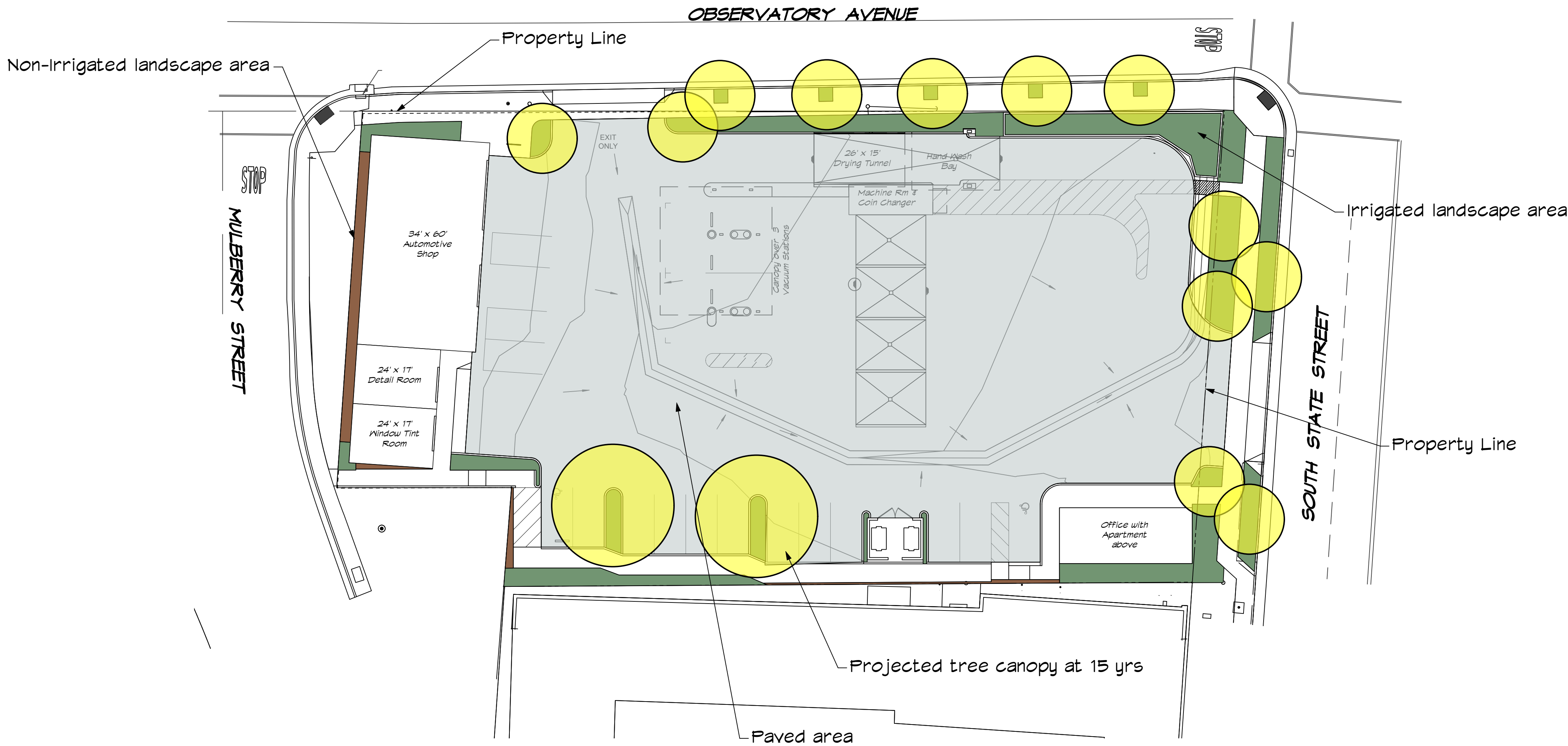
MACNAIR
LANDSCAPE
ARCHITECTURE
POST OFFICE BOX 251
KENWOOD, CALIFORNIA 95452
TEL (916) 833-2288
FAX (916) 833-2288
don@macnairlandscape.com

LANDSCAPE AREA
CALCULATIONS

UKIAH CAR WASH
1006 SOUTH STATE STREET
UKIAH, CA
APN #003-130-38

DATE: 10/11/21
MLA JOB #: 2020-28
SCALE: 1" = 20'
DRAWN: DM

Tree Canopy @ 15 Years	Irrigated Landscape	Non-Irrigated Landscape	Total Gross Area of Lot	Total Paved Area
5,694.14 sf	3,089.37 sf	357.26 sf	31,991.01 sf	23,207.89 sf
Total Lot Size			31,991 sf	
Percentage of Landscape Coverage of Gross Parcel Area			10.8%	
Percentage of Tree Canopy Over Paved Area			24.5%	



LANDSCAPE AREA EXHIBIT
Scale: 1" = 20'-0"

GENERAL NOTES

- ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS, STANDARD PLANS AND THE MENDOCINO COUNTY STANDARD PLANS. (LATEST REVISION)
- FOR ANY WORK TO BE PERFORMED ON THE COUNTY RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE COUNTY OF MENDOCINO PLANNING AND BUILDING DEPARTMENT, 707-463-4281
- THE CONTRACTOR SHALL NOTIFY THE PLANNING AND BUILDING DEPARTMENT'S CONSTRUCTION INSPECTOR 48 HOURS BEFORE STARTING WORK. CALL 707-463-4281. SEE (INSPECTIONS) BELOW FOR REQUIRED NOTIFICATIONS AND APPROVALS
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UNDERGROUND SERVICE ALERT (U.S.A.), TOLL FREE AT 1-800-642-2444, AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION. THE CONTRACTOR SHALL UNCOVER RELEVANT UTILITIES TO VERIFY THEIR LOCATION AND ELEVATION. IF UNEXPECTED OR CONFLICTING UTILITIES ARE ENCOUNTERED DURING EXCAVATION, NOTIFY U.S.A. THE UTILITY OWNER AND/OR THE PROJECT ENGINEER IMMEDIATELY. UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, ELECTRICAL, GAS, TELEPHONE AND CABLE/TV.
- THE CONTRACTOR SHALL OBTAIN A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.
- ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED AND APPROVED PRIOR TO ROAD SURFACING
- THE CONSTRUCTION OF BRIDGES, RETAINING WALLS, AND REINFORCED BUTTRESSES REQUIRE A BUILDING PERMIT FROM THE PLANNING AND BUILDING DEPARTMENT.
- RESTORATION OF EXISTING SURFACING DUE TO CONSTRUCTION OF TRENCHES SHALL BE GOVERNED BY THE CONDITIONS IN THE ROAD ENCROACHMENT PERMIT.
- THE COUNTY MAY REQUIRE ADDITIONAL WORK OR FACILITIES IN THE COURSE OF THE CONSTRUCTION OF PROJECT IN ORDER FOR THE IMPROVEMENTS TO REASONABLY PROVIDE FOR THE INTENDED FUNCTION OR FOR PUBLIC SAFETY.
- ALL PROPERTY CORNERS AND OTHER PERMANENT MONUMENTS DISTURBED DURING THE PROCESS OF CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE BEFORE THE FINAL ACCEPTANCE OF THE ROAD BY THE DESIGN ENGINEER.
- BENCH MARK: CP#50, ELEVATION 103.65 ASSUMED DATUM TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY OTHERS
- LOCATION OF EXISTING UTILITIES ARE APPROXIMATE ONLY. THE TYPES, LOCATIONS, SIZES AND DEPTHS OF EXISTING UNDERGROUND FACILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND FACILITIES. HOWEVER, THE ENGINEER, CITY AND COUNTY ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND FACILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR FACILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THOSE FACILITIES SHOWN AND ANY WHICH MAY EXIST AND ARE NOT SHOWN PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL EXPOSE ALL UNDERGROUND FACILITIES THAT ARE TO BE CONNECTED TO OR THAT ARE IN THE PATH OF THE PROPOSED IMPROVEMENTS FOR VERIFICATION OF ELEVATION AND LOCATION BY DESIGN ENGINEER AND SHALL DETERMINE THAT THERE IS NO CONFLICT PRIOR TO COMMENCING CONSTRUCTION OF THAT PORTION OF THE WORK AND/OR ANY UPSTREAM WORK THAT WOULD BE AFFECTED BY A CONFLICT WITH THE EXISTING FACILITIES. IF THERE IS INTERFERENCE WITH PLAIN UTILITY LOCATION THEN ADJUSTMENT OF NEW UTILITY GRADES ARE REQUIRED. THE ADJUSTED GRADE SHALL BE RECOMMENDED BY THE PROJECT/DESIGN ENGINEER IN WRITING AND SHALL BE APPROVED IN WRITING BY THE CITY OR COUNTY PRIOR TO INSTALLATION.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, THE ENGINEER AND THE COUNTY OF MENDOCINO HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- UNAUTHORIZED CHANGES OR USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER UPON DISCOVERING SIGNIFICANT DISCREPANCIES, ERRORS OR OMISSIONS IN THE PLANS. PRIOR TO PROCEEDING, THE OWNER SHALL HAVE THE PLANS REVISED TO CLARIFY IDENTIFIED DISCREPANCIES, ERRORS OR OMISSIONS. THE REVISED PLANS SHALL BE SUBJECT TO REVIEW BY THE CHIEF BUILDING OFFICIAL.
- RETAINING WALLS ARE NOT APPROVED UNDER THIS GRADING PERMIT. RETAINING WALLS REQUIRE A SEPARATE BUILDING PERMIT, UNLESS EXEMPTED.
- CUT SLOPES SHALL BE EQUAL TO OR LESS THAN 2:1. SLOPES MAY BE STEEPENED. WITH WRITTEN PERMISSION FROM A GEOTECHNICAL ENGINEER, FILL SLOPES SHALL BE EQUAL TO OR LESS THAN 2:1.
- ALL EXCESS SOIL MATERIAL, STUMPS AND BOULDERS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ANY ENVIRONMENTAL REGULATIONS AND PLANNING AND BUILDING DEPARTMENT GRADING ORDINANCE AS THEY MAY APPLY.
- IF CONSTRUCTION IS PERFORMED EARLIER THAN MAY 1 OR LATER THAN OCTOBER 15 IN ANY GIVEN YEAR, AN APPROVED SILTATION CONTROL PLAN, DESIGNED BY A CIVIL ENGINEER OR APPROVED, COMPETENT INDIVIDUAL IS REQUIRED.
- SHOULD GRADING OPERATIONS ENCOUNTER HAZARDOUS MATERIALS, OR WHAT APPEAR TO BE HAZARDOUS MATERIALS, STOP WORK IN THE AFFECTED AREA IMMEDIATELY AND CONTACT 911 OR THE APPROPRIATE AGENCY FOR FURTHER INSTRUCTION
- PLACEMENT OF MAILBOXES MUST BE COORDINATED WITH AND APPROVED BY THE LOCAL BRANCH OF THE UNITED STATES POST OFFICE.
- TRENCH AND BACKFILL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CALTRANS' STANDARD PLAN A62-D FOR CONCRETE CULVERTS AND A62-F FOR METAL AND PLASTIC CULVERTS, EXCEPT THAT THE TRENCH WIDTH NEED ONLY BE ONE FOOT ON EACH SIDE OF THE PIPE.
- THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF POPE ENGINEERING. UNAUTHORIZED USE, COPYING, DISCLOSURE OR PUBLICATION BY ANY METHOD IS PROHIBITED WITHOUT THE WRITTEN APPROVAL OF POPE ENGINEERING. POPE ENGINEERING TAKES NO RESPONSIBILITY FOR ANY UNAUTHORIZED DUPLICATION OF INFORMATION THAT MAY APPEAR ON ANOTHER PLAN OR MAP.
- COMPACTION OF FILL TO BE OBSERVED AND TESTED BY A GEOTECHNICAL ENGINEER PER THE MENDOCINO COUNTY SPECIAL INSPECTION REQUIREMENT.
- PERFORM GRADING IN ACCORDANCE WITH THE LATEST EDITION OF APPENDIX CHAPTER 33 OF THE CALIFORNIA BUILDING CODE, APPLICABLE MENDOCINO COUNTY REGULATIONS.
- EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THIS SITE AND LOCATED THROUGHOUT THIS SITE SHALL REMAIN OPEN AND CLEAR OF DEBRIS TO PROPERLY CONVEY STORM WATER. IF EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THIS SITE ARE LOCATED IN THE COUNTY RIGHT-OF-WAY AND NEED MAINTENANCE, CONTACT THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS AT (707) 463-4363 FOR FURTHER ASSISTANCE. IN ANY EVENT, THE OWNER AND/OR CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.

INDEX TO DRAWINGS

- C-1 COVER SHEET
C-2 GRADING AND DRAINAGE PLAN
C-3 PROFILE, SECTIONS, DETAILS

EROSION CONTROL NOTES

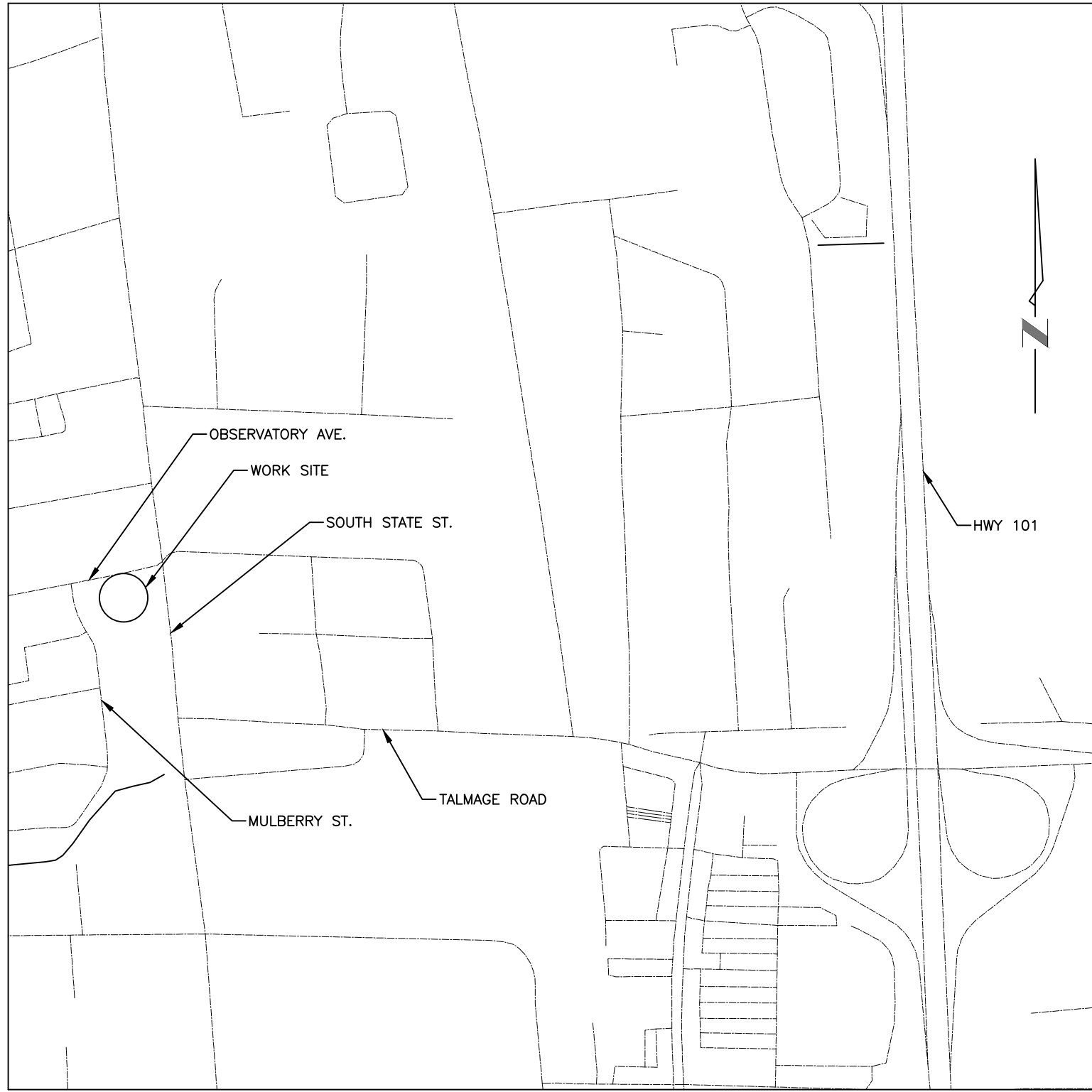
- PERFORM EROSION PREVENTION AND SEDIMENT CONTROL IN ACCORDANCE WITH THE LATEST EDITION OF APPENDIX CHAPTER 33 OF THE CALIFORNIA BUILDING CODE, APPLICABLE MENDOCINO COUNTY REGULATIONS, AND SECTION 20 OF THE CALTRANS STANDARD SPECIFICATIONS.
- THE APPROVED PLANS SHALL CONFORM WITH THE EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES CONTAINED IN THE LATEST EDITIONS OF THE FOLLOWING PUBLICATIONS OR AN EQUIVALENT BEST MANAGEMENT PRACTICE:
EROSION AND SEDIMENT CONTROL FIELD MANUAL BY THE SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD
MANUAL OF STANDARDS FOR EROSION & SEDIMENT CONTROL MEASURES BY THE ASSOCIATION OF BAY AREA GOVERNMENTS
CONSTRUCTION SITE BEST MANAGEMENT PRACTICES MANUAL BY CALTRANS
STORMWATER BEST MANAGEMENT PROACTIVE HANDBOOK BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION.
- IF DISCREPANCIES OCCUR BETWEEN THESE NOTES, MATERIAL REFERENCED HEREIN OF MANUFACTURE'S RECOMMENDATIONS, THEN THE MOST PROTECTIVE SHALL APPLY.
- THE OWNER IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT NO. CAS000002 WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY DISTURBING LAND EQUAL TO OR GREATER THAN ONE ACRE. CONSTRUCTION ACTIVITIES INCLUDE BUT ARE NOT LIMITED TO CLEARING, GRADING, EXCAVATION, STOCKPILING, AND RECONSTRUCTION OF EXISTING FACILITIES INVOLVING REMOVAL AND REPLACEMENT.
- PRESERVATION OF EXISTING VEGETATION SHALL OCCUR TO THE MAXIMUM EXTENT PRACTICABLE.
- THE OWNER IS RESPONSIBLE FOR PREVENTING STORM WATER POLLUTION GENERATED FROM THE CONSTRUCTION SITE YEAR ROUND. THE OWNER MUST IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION PREVENTION AND SEDIMENT CONTROL ON ALL DISTURBED AREAS DURING THE RAINY SEASON (OCTOBER 15 - APRIL 15).
- EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY THE OWNER BEFORE FORECASTED STORM EVENTS AND AFTER ACTUAL STORM EVENTS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. STORM EVENTS PRODUCE AT LEAST 1 INCH OF PRECIPITATION IN A 24 HOUR PERIOD. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT HAVE FAILED OR ARE NO LONGER EFFECTIVE SHALL BE PROMPTLY REPLACED. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
- CHANGES TO THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN MAY BE MADE TO RESPOND TO FIELD CONDITIONS. CHANGES SHALL BE NOTED ON THE PLAN WHEN MADE.
- DISCHARGES OF POTENTIAL POLLUTANTS FROM CONSTRUCTION SITES SHALL BE PREVENTED USING SOURCE CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT, TRASH, NUTRIENTS, PATHOGENS, PETROLEUM HYDROCARBONS, METALS, CONCRETE, CEMENT, ASPHALT, LIME, PAINT, STAINS, CLOTH, WOOD PRODUCTS, PESTICIDES, HERBICIDES, CHEMICALS, HAZARDOUS WASTE, SANITARY WASTE, VEHICLE OR EQUIPMENT WASH WATER AND CHLORINATED WATER.
- ENTRANCE(S) TO THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF POTENTIAL POLLUTANTS OFFSITE. POTENTIAL POLLUTANTS DEPOSITED ON PAVED AREAS WITHIN THE COUNTY RIGHT-OF-WAY, SUCH AS ROADWAYS AND SIDEWALKS, SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORKING DAY OR MORE FREQUENTLY AS NECESSARY.
- EXPOSED SLOPES SHALL BE PROTECTED BY USING EROSION PREVENTION MEASURES TO THE MAXIMUM EXTENT PRACTICABLE, SUCH AS ESTABLISHING PRACTICABLE, POTENTIAL POLLUTANTS DEPOSITED ON PAVED AREAS WITHIN THE COUNTY RIGHT-OF-WAY, SUCH AS ROADWAYS AND SIDEWALKS, SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORKING DAY OR MORE FREQUENTLY AS NECESSARY.
- WHENEVER IT IS NOT POSSIBLE TO UTILIZE EROSION PREVENTION MEASURES, EXPOSED SLOPES SHALL EMPLOY SEDIMENT CONTROL DEVICES, SUCH AS FIBER ROLLS AND SILT FENCES. FIBER ROLLS AND SILT FENCES SHALL BE INSTALLED APPROXIMATELY 2 TO 5 FEET FROM TOE OF SLOPE.
HYDROSEEDING SHALL BE CONDUCTED IN A THREE STEP PROCESS. FIRST, EVENLY APPLY SEED MIX AND FERTILIZER TO THE EXPOSED SLOPE. SECOND, EVENLY APPLY MULCH OVER THE SEED AND FERTILIZER. THIRD, STABILIZE THE MULCH IN PLACE.
- APPLICATIONS SHALL BE BROADCASTED MECHANICALLY OR MANUALLY AT THE RATES SPECIFIED BELOW. SEED MIX AND FERTILIZER SHALL BE WORKED INTO THE SOIL BY ROLLING OR TAMPING. IF STRAW IS USED AS MULCH, STRAW SHALL BE DERIVED FROM WHEAT, RYE OR BARLEY AND BE APPROXIMATELY 4 TO 8 INCHES IN LENGTH. STABILIZATION OF MULCH SHALL BE DONE HYDRAULICALLY BY APPLYING AN EMULSION SOIL. EQUIVALENT METHODS AND MATERIALS MAY BE USED ONLY IF THEY ADEQUATELY PROMOTE VEGETATION GROWTH AND PROTECT EXPOSED SLOPES.

MATERIALS	APPLICATION RATE (POUNDS PER ACRE)
SEED MIX	
BROMUS MOLLIS (BLANDO BROME)	40
TRIFOLIUM HIRTUM (HYKON ROSE CLOVER)	20
FERTILIZER	
16-20-0 & 15% SULFUR	500
MULCH	
STRAW	4000
HYDRAULIC STABILIZING*	
M-BINDER OR SENTINEL	75-100
EQUIVALENT MATERIAL	PER MANUFACTURER
*NON-ASPHALTIC, DERIVED FROM PLANTS	
- THE OWNER SHALL PROTECT STORM DRAIN INLETS FROM POTENTIAL POLLUTANTS UNTIL DRAINAGE CONVEYANCE SYSTEMS ARE FUNCTIONAL AND CONSTRUCTION HAS BEEN COMPLETED.
- ENERGY DISSIPATERS SHALL BE INSTALLED AT STORM DRAIN OUTLETS WHICH MAY CONVEY STORM WATER FLOW LEADING TO SOIL EROSION.
- SOIL AND MATERIAL STOCKPILES SHALL BE PROPERLY PROTECTED TO MINIMIZE SEDIMENTS AND POLLUTANT TRANSPORT FROM THE CONSTRUCTION SITE.
- SOLID WASTE, SUCH AS TRASH, DISCARDED BUILDING MATERIALS AND DEBRIS, SHALL BE PLACED IN DESIGNATED COLLECTION AREAS OR CONTAINERS. THE CONSTRUCTION SITE SHALL BE CLEARED OF SOLID WASTE DAILY, OR AS NECESSARY, AND REGULAR REMOVAL AND PROPER DISPOSAL SHALL BE ARRANGED.
- A CONCRETE WASHOUT AREA, SUCH AS A TEMPORARY PIT, SHALL BE DESIGNATED TO CLEAN CONCRETE TRUCKS AND TOOLS. AT NO TIME SHALL CONCRETE PRODUCTS AND WASTE BE ALLOWED TO ENTER COUNTY WATERWAYS SUCH AS CREEKS OR STORM DRAINS.
- PROPER APPLICATION, CLEANING AND STORAGE OF POTENTIALLY HAZARDOUS MATERIALS, SUCH AS PAINTS AND CHEMICALS, SHALL BE CONDUCTED TO PREVENT THE DISCHARGE OF POLLUTANTS.
- WHEN UTILIZED, TEMPORARY RESTROOMS AND SANITARY FACILITIES SHALL BE LOCATED AND MAINTAINED TO PREVENT THE DISCHARGE OF POLLUTANTS.
- APPROPRIATE VEHICLE STORAGE, FUELING, MAINTENANCE AND CLEANING AREAS SHALL BE DESIGNATED AND MAINTAINED TO PREVENT DISCHARGE OF POLLUTANTS.

REQUIRED GRADING INSPECTIONS

- A. REQUIRED INSPECTIONS BY THE GRADING INSPECTOR ARE AS FOLLOWS:
- B. PRE-CONSTRUCTION MEETING WITH CONTRACTOR, GRADING INSPECTOR AND OTHERS, AS APPLICABLE.
- C. OTHER INSPECTIONS, AS AGREED AT THE PRE-CONSTRUCTION MEETING.
- D. PREPARATION OF GROUND FOR FILL PLACEMENT, ORGANIC LAYER REMOVED, SURFACE SCARIFIED, ETC. (UBC-3313.2).
- E. SURFACE BENCHMARK WHERE SURFACE RECEIVING FILL IS STEEPER THAN 5:1 (UBC-3312.2).
- F. KEY OR CORE (UBC-3313.2).
- G. SURFACE DRAINAGE FACILITIES INCLUDING INTERCEPTOR DRAINS, SWALES, DITCHES ON TERRACES, CONCRETE OR SHOTCRETE DITCH LINING, ETC. (UBC-3315.2).
- H. FINAL ROUGH GRADING OF BOTH CUT AND FILL SLOPES, INCLUDING TERRACING, ROUNDING OF TOP SOIL LAYER, SETBACKS FROM PERMIT AREA BOUNDARIES, ETC. (UBC-3312, 3313, 3314, 3315).
- I. EROSION CONTROL MEASURES, EITHER TEMPORARY OR PERMANENT, INCLUDING SEDIMENT FENCES, INSTALLATION OF FABRICS, SEEDING SLOPES, ETC. (UBC-3316).
- J. FINAL INSPECTION FOR CODE COMPLIANCE. IF ENGINEERED GRADING, THE FINAL REPORT IS ALSO REVIEWED BY THE GRADING INSPECTOR BEFORE THE GRADING PERMIT IS FINALED (UBC-3317).

APN 003-130-38
IMPROVEMENT PLANS
GRADING PLAN AND DRAINAGE PLAN
FOR NICK BHULA



VICINITY MAP
1"= 500'

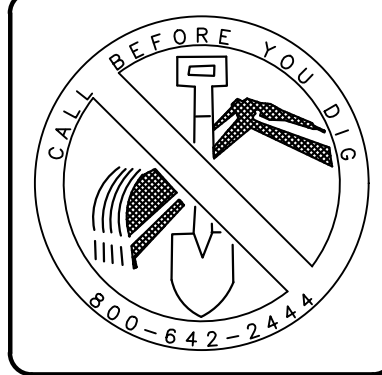
LEGEND

PROPOSED	EXISTING	
		DIRECTION OF SURFACE FLOW
		CONTOUR
		FEATURES
		TOE/TOP OF SLOPE
		STORM DRAIN
		PROPERTY LINE
		SWALE
		CATCH BASIN
		SDMH
		GRAVEL/ROAD BASE
		ASPHALT CONCRETE (AC)
		CONCRETE
		SPOT ELEVATION
		WATER LINE
		SILT FENCE
		STRAW ROLL

ABBREVIATIONS

SDMH	STORM DRAIN MANHOLE	PSDE	PRIVATE STORM DRAIN EASEMENT
SSMH	SANITARY SEWER MANHOLE	BSL	BUILDING SETBACK LINE
SS	SANITARY SEWER	POS	PRIVATE OPENSOURCE EASEMENT
W	WATER	DI	DROP INLET
SD	STORM DRAIN	FM	FORCE MAIN
TC	TOP OF CURB	VC	VERTICAL CURVE
FF	FINISH FLOOR	MP	MIDPOINT
WM	WATER METER	PT	POINT OF TANGENCY
PC	FINISH GRADE	PC	POINT OF CURVATURE
FS	FINISH SURFACE	BVC	BEGIN VERTICAL CURVE
SD	STORM DRAIN	EVC	END VERTICAL CURVE
WS	WATER SERVICE	TW	TOP OF WALL
FG	FINISH GRADE	VG	VALLEY GUTTER
EG	EXISTING GRADE	FL	FLOW LINE
SW	SIDE WALK	TG	TOP OF GRATE
BSW	BACK OF SIDE WALK		
DW	DRIVE WAY		

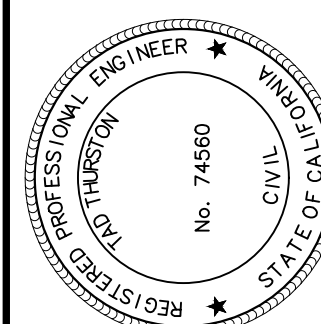
U.S.A. NOTIFICATION SERVICE



CALL U.S.A. BEFORE EXCAVATION
48 HOURS IN ADVANCE

COVER SHEET
LANDS OF BHULA
1006 STATE STREET
UKIAH CALIFORNIA

APPROVED BY
Nick Bhula
10/4/2021
TAD THURSTON PE DATE



POPE ENGINEERING
CIVIL ENGINEERING - LAND SURVEYING
SAMUEL C. POPE
P.L.N. 8003
1450 MARSHAL DRIVE SUITE C1 94940
OFFICE 707-469-9888 FAX 707-469-9875
CELL 707-681-7488

EARTH QUANTITIES

CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO BID.
REFER TO ANY GEOTECHNICAL RECOMMENDATIONS THAT MAY BE A PART OF THIS PROJECT.
QUANTITIES SHOWN ARE ESTIMATES ONLY. SITE CONDITIONS, CONSTRUCTION METHODS, ETC. CAN SUBSTANTIALLY ALTER VALUES.

CUT	73 C.Y.+/-
FILL	456 C.Y.+/-
TOTAL	529 C.Y.+/-

DISTURBED AREA: 0.7 ACRES

SCALE: AS SHOWN

DESIGN: THURSTON/POPE

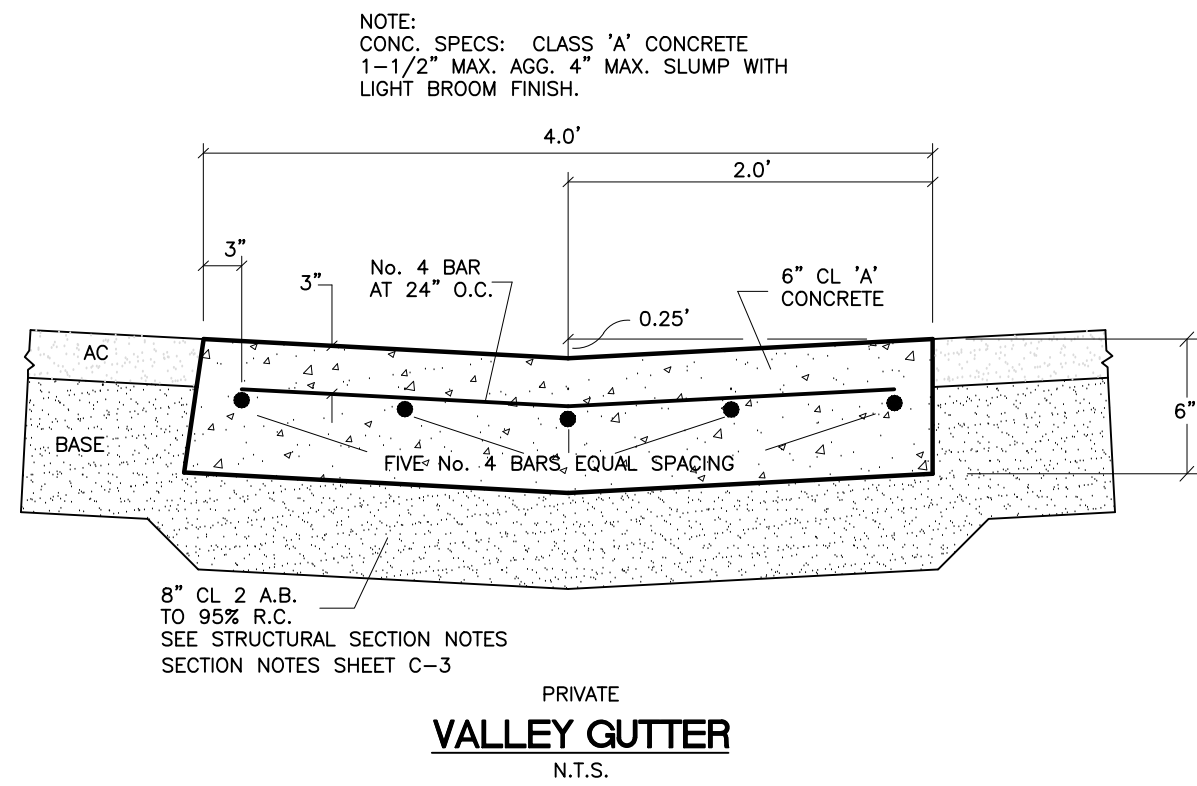
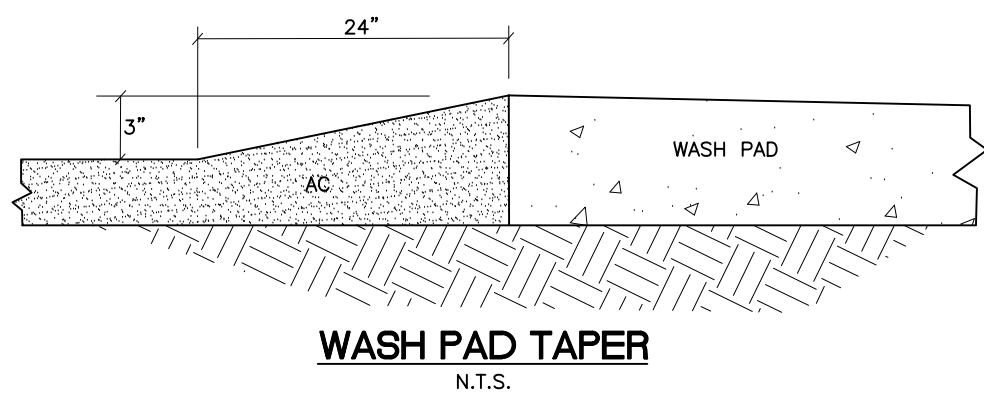
JOB: BHULA

PLOT DATE: 10-6-2021

SHEET

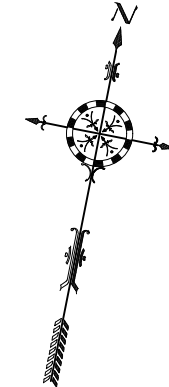
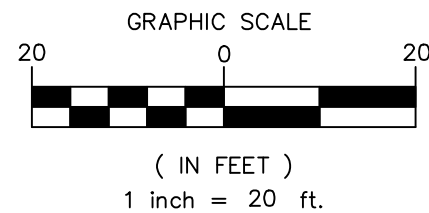
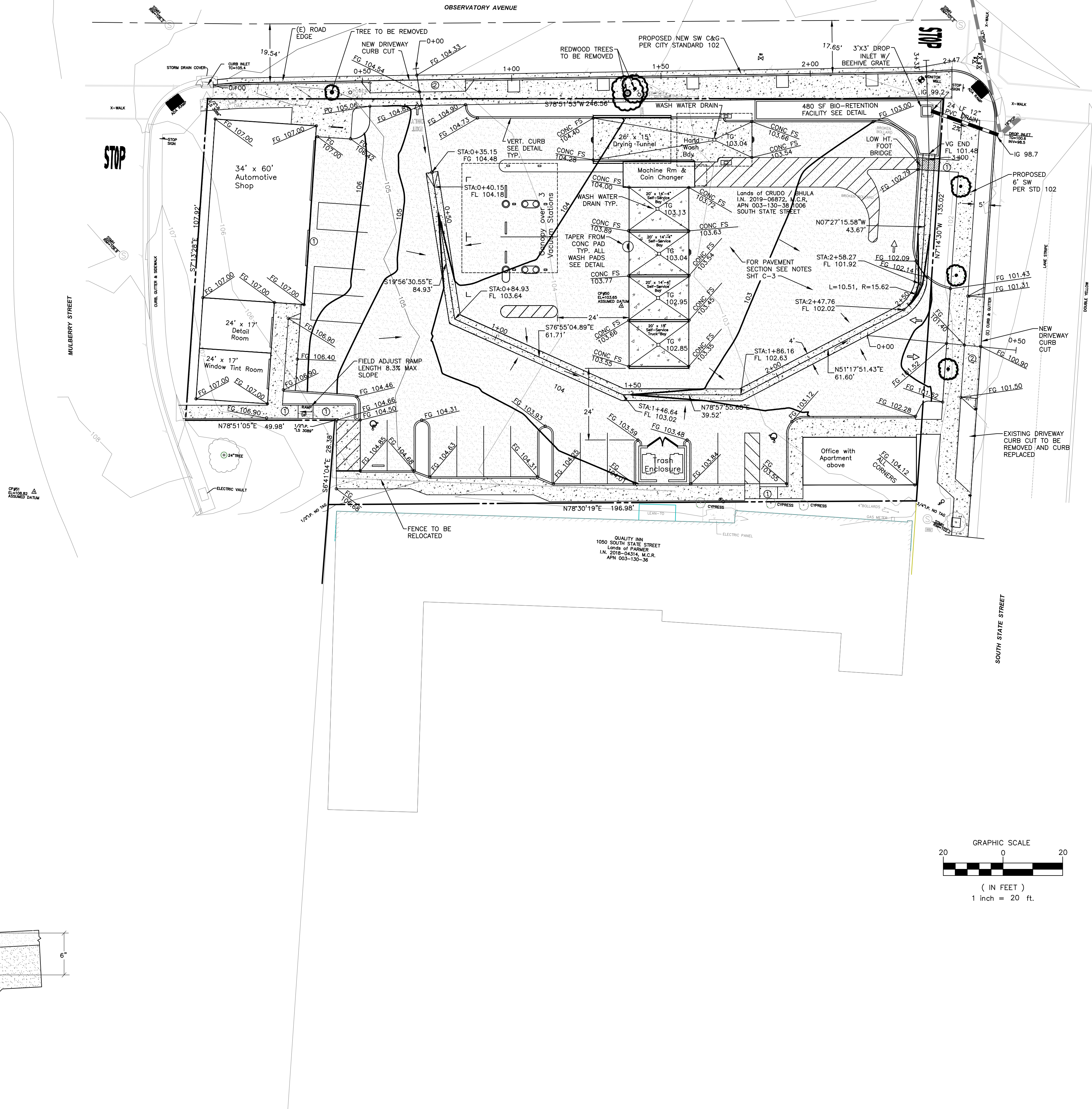
C-1

OF 3 SHEETS



- ① REFER TO ARCHITECTS PLAN FOR TRUNCATED DOME DETECTABLE WARNING SURFACE LOCATION AND SPECIFICATIONS
② SEE CONSTRUCTION ENTRANCE AND TRACKOUT CONTROL DETAIL

CPM: ASSUMED DATA



REVISIONS		BY

GRADING AND DRAINAGE PLAN

LANDS OF BHULA
1006 STATE STREET,
UKIAH CALIFORNIA

APPROVED BY

TAD THURSTON PE

REGISTERED PROFESSIONAL ENGINEER
TAD THURSTON
No. 74560
CIVIL
STATE OF CALIFORNIA

DATE
10/4/2021

POPE ENGINEERING
CIVIL ENGINEERING - LAND SURVEYING
SAMUEL C. POPE
P.L.S. 0003

1640 MURRAY CORNE
WILKITS CA 94960
OFFICE 707-489-9886 FAX 707-489-3075
CELL 707-326-7468

SCALE: AS SHOWN

DESIGN: THURSTON/POPE

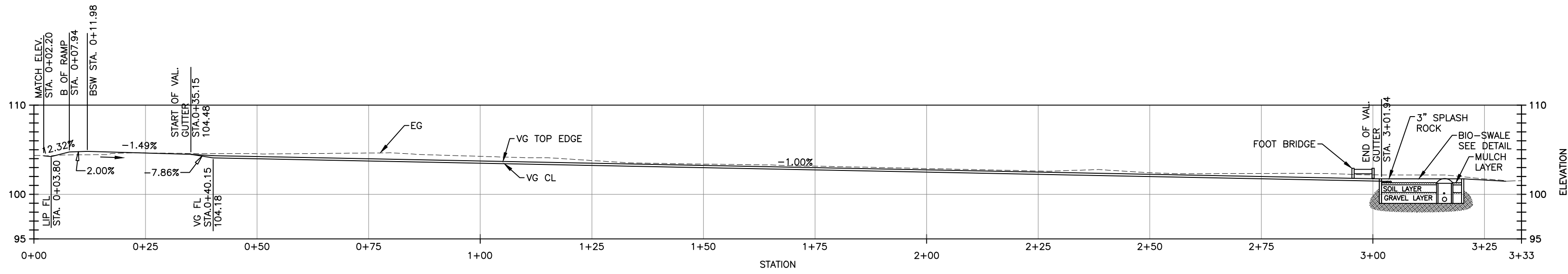
JOB: BHULA

PLOT DATE: 10-6-2021

SHEET

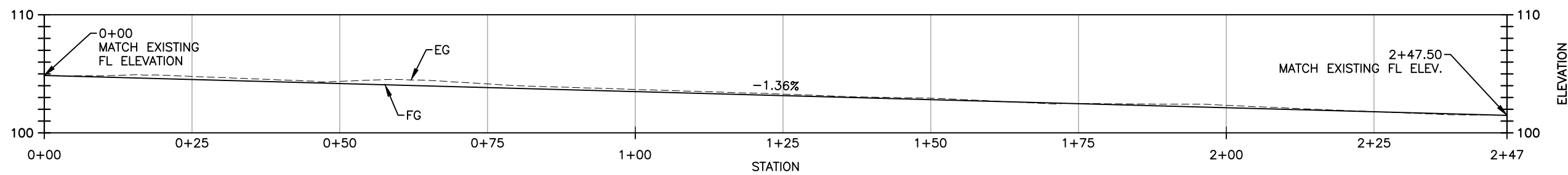
C-2

OF 3 SHEETS



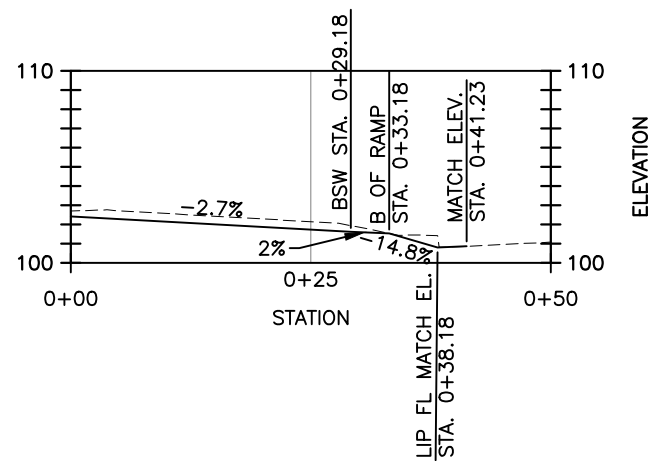
VALLEY GUTTER PROFILE

HORZ. 1" = 20'
VERT. 1" = 10'



NORTH CURB AND GUTTER FL PROFILE

HORZ. 1" = 20'
VERT. 1" = 10'

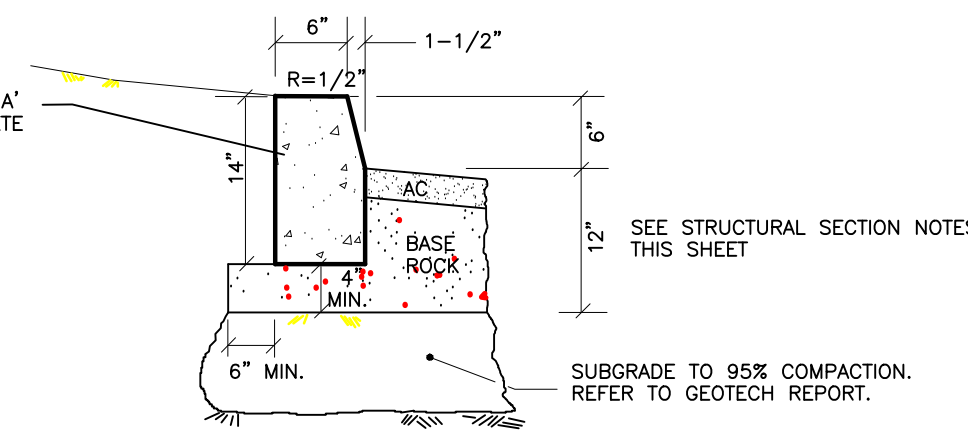


EAST DRIVEWAY PROFILE

HORZ. 1" = 20'
VERT. 1" = 10'

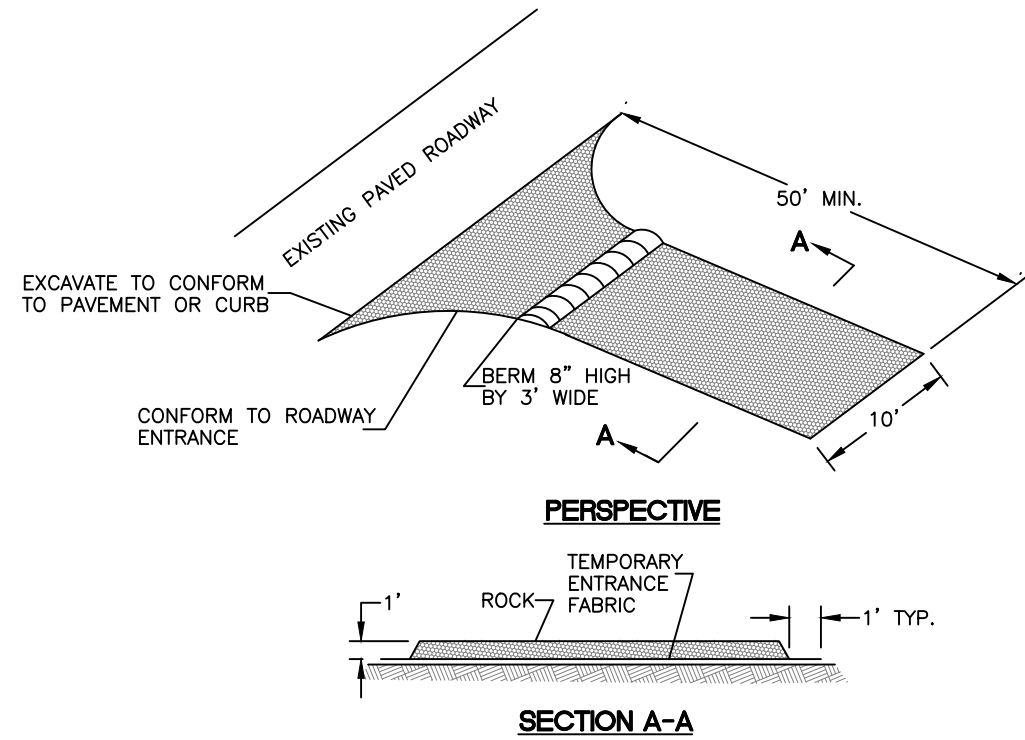
STRUCTURAL SECTION

1. THE ROAD/PARKING AREA SUBGRADE WITHIN THE SECTION SHALL BE SCARIFIED TO A DEPTH OF SIX INCHES AND COMPACTED TO A TIGHT NON-YIELDING SURFACE WITH NO VISIBLE DISPLACEMENT TO AT LEAST 95% OF RELATIVE COMPACTION AND SHALL BE FREE OF LOOSE OR EXTRANEIOUS MATERIAL.
2. THE CLASS II AGGREGATE BASE SHALL HAVE A RELATIVE COMPACTION OF AT LEAST 95%, SHALL BE FREE OF LOOSE OR EXTRANEIOUS MATERIAL AND BE A TIGHT NON-YIELDING SURFACE WITH NO VISIBLE DISPLACEMENT.
3. THE ASPHALT CONCRETE SHALL HAVE A RELATIVE COMPACTION OF AT LEAST 95%.
4. SECTION SHALL CONSIST OF 4 INCHES AC OVER 8 INCHES CLASS II BASE ROCK.
5. A SOLS ENGINEER SHALL TEST, AND APPROVE THE CONSTRUCTION OF ROADS, AND, IF REQUIRED, PARKING AREAS. THE SOLS ENGINEER SHALL PROVIDE COPIES OF THE TEST RESULTS AND WRITTEN APPROVALS TO THE COUNTY'S INSPECTOR WITHIN THREE WORK DAYS OF TESTING OR APPROVAL. THE APPROVAL SHALL INCLUDE THE STABILITY AND RELATIVE DENSITY OF SUBGRADES AND BASE COURSES PRIOR TO THE PLACEMENT OF ASPHALT CONCRETE. A FINAL SOLS REPORT SHALL BE SUBMITTED BY THE PROJECT SOLS ENGINEER TO THE CONSTRUCTION INSPECTION SUPERVISOR OF THE PERMIT AND RESOURCE MANAGEMENT DEPARTMENT WHICH CONTAINS AN ANALYSIS OF THE SOLS ENCOUNTERED AND COMPILATION OF COMPACTION

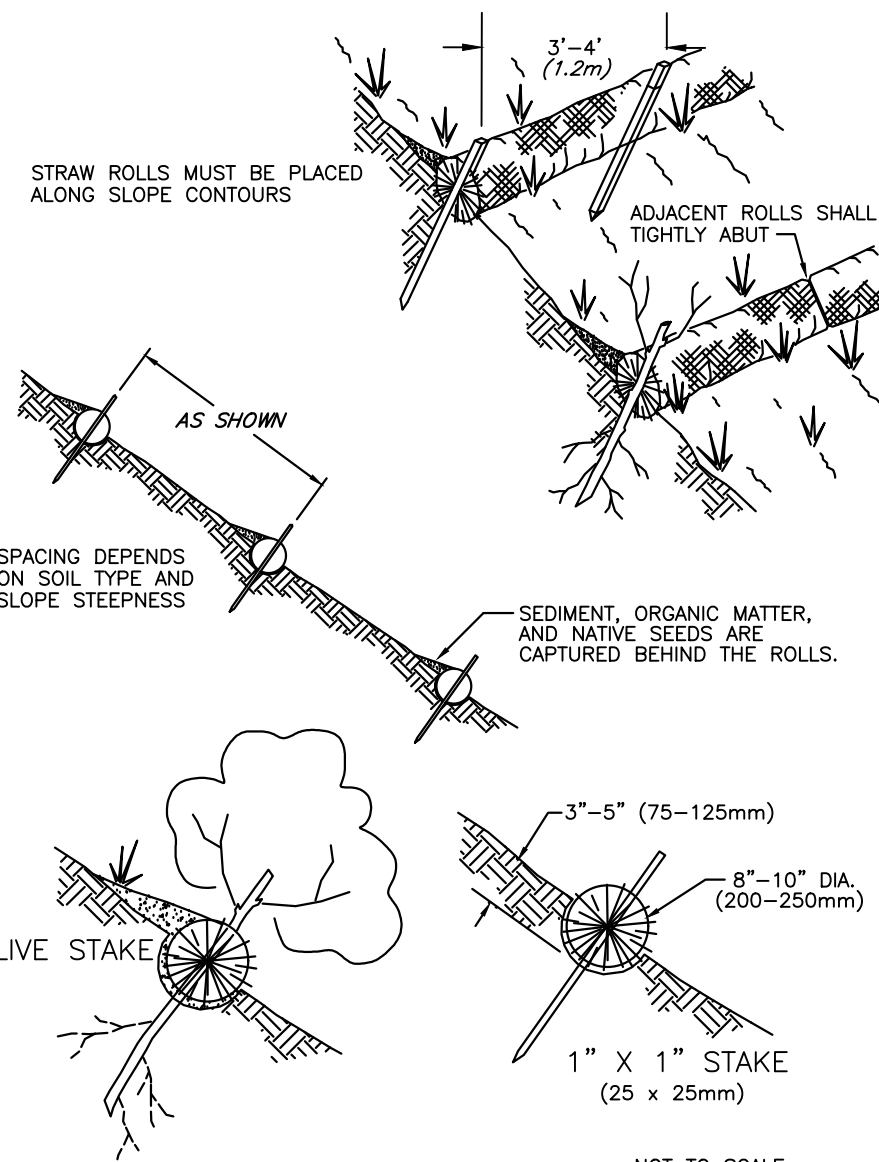


VERTICAL CURB

N.T.S.



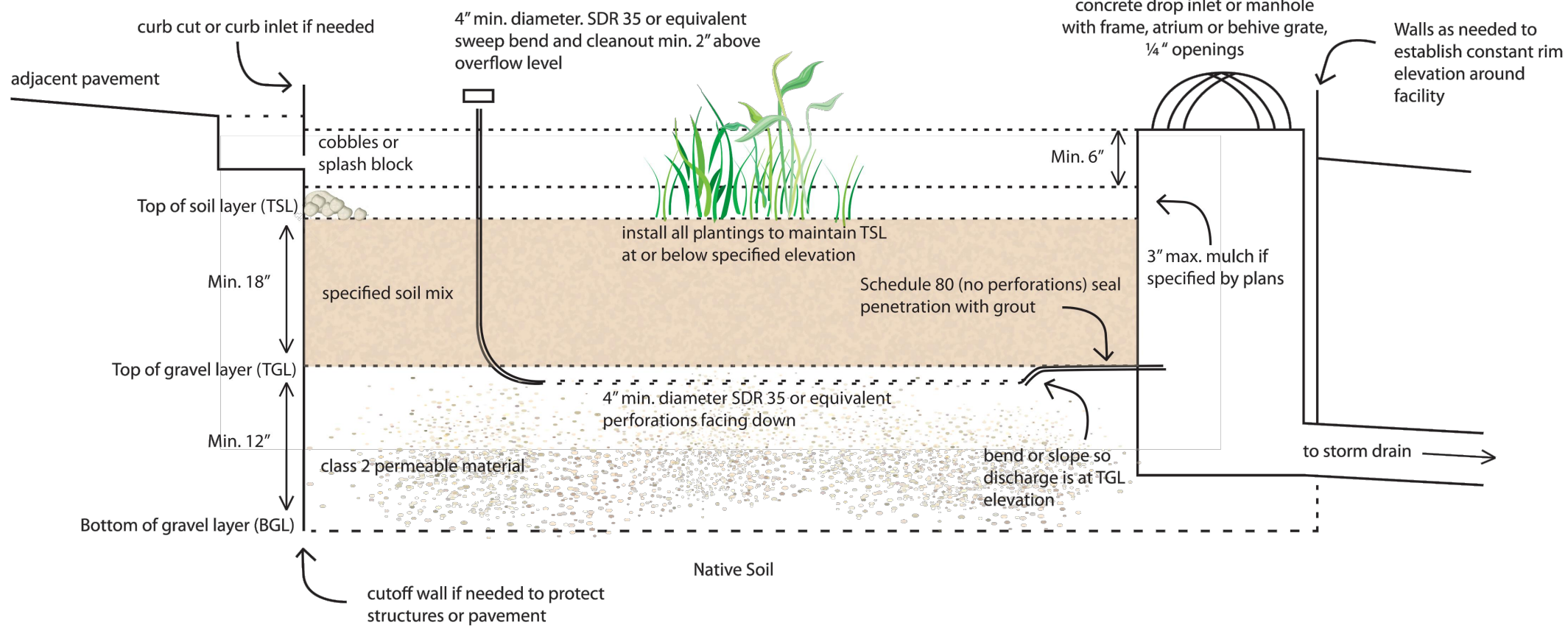
TEMPORARY CONSTRUCTION ENTRANCE AND TRACKOUT CONTROL (ON GRADE)



STRAW ROLLS

NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3'-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

Bioretention Facility
not to scale



Allowed variations for special site conditions:

- Facilities located within 10 feet of structures or other potential geotechnical hazards may incorporate an impervious cutoff wall
- Facilities with documented high concentrations of pollutants in underlying soil or groundwater, facilities where infiltration could contribute to a geotechnical hazard, and facilities located on elevated plazas or other s structures may incorporate an impervious liner between the native soil and the BGL and locate the underdrain discharge at the BGL (flow-through planter configuration)
- Facilities located in areas of high groundwater, highly infiltrative soils, or where connection of the underdrain to a surface drain or subsurface storm drain are infeasible may omit the underdrain

Notes:

- No liner, no filter fabric, no landscape cloth.
- Maintain BGL, TGL, TSL throughout facility area at elevations to be specified in plan.
- Class 7 permeable layer may extend below and underneath drop inlet.
- Elevation or underdrain discharge is at top of gravel layer.
- See Chapter X for instructions on facility sizing and additional specifications

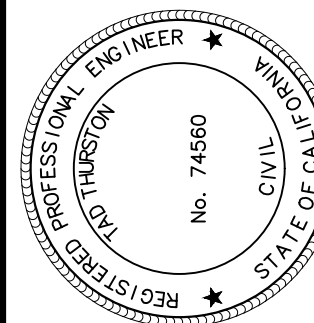
PROFILE, SECTIONS, DETAILS

LANDS OF BHULA
1006 STATE STREET,
UKIAH CALIFORNIA

REVISIONS

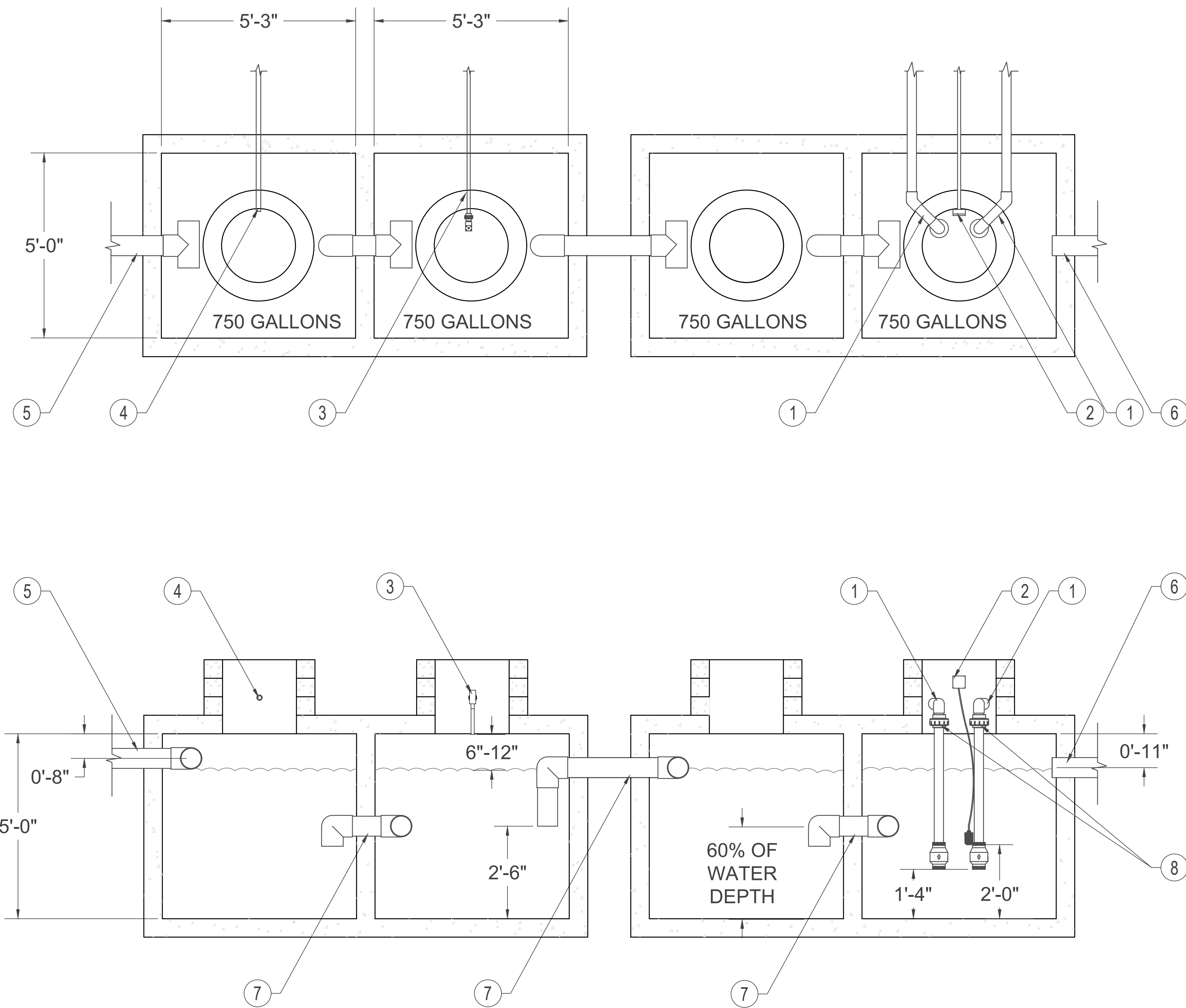
BY

APPROVED BY
TAD THURSTON
10/4/2021
DATE



POPE ENGINEERING
CIVIL ENGINEERING - LAND SURVEYING
1640 HURMAN DRIVE, Ukiah, CA 95600
OFFICE 707-489-2865 FAX 707-489-3675
CELL 707-526-7468

SCALE: AS SHOWN
DESIGN: THURSTON/POPE
JOB: BHULA
PLOT DATE: 10-6-2021
SHEET
C-3
OF 3 SHEETS



LEGEND:

- ① 2" SCH 80 PVC SUCTION LINES FOR RECLAIM WATER PUMPING STATION. QTY (2) INCLUDING ONE SPARE LINE. SUCTION LINES TO BE EQUIPPED W/ FOOT VALVES. PRESSURE TEST THE LINE FOR 24 HRS AT 30 PSI BEFORE POURING CONCRETE. PROTECT LINES FROM FREEZING.
- ② WATERTIGHT JUNCTION BOX FOR LOW LEVEL FLOAT. (LOCATED ABOVE WATER LINE)
- ③ RECLAIM RECIRCULATION. 1" SCH. 80 PVC LOCTATE AIR SPARGER IN MAN WAY ACCESSIBLE FROM THE TOP. END OF SPARGER NOZZLE 6-12" FROM WATER SURFACE.

- ④ RECLAIM UNDERFLOW 1 1/2" PVC SCH. 80. (USE SANITARY 90'S WHENEVER POSSIBLE)
- ⑤ 6" TRENCH DRAIN FROM WASH BAY
- ⑥ 6" DISCHARGE TO SEWER.
- ⑦ 6" SCH 80 PVC CROSS OVER PIPES. INLET SIDE TO BE PROVIDED WITH A DOWNWARD FACING ELBOW AND A HORIZONTAL TEE TO PROVIDE CIRCULATION IN THE TANK.
- ⑧ 2" UNIONS LOCATED ABOVE WATER LINE.

NOTES:

1. POSITION TANKS SO THAT PLUMBING IS BELOW FROST LINES IN AREAS WHERE FREEZING MAY OCCUR.
2. PLUMBING LINES MUST BE RUN BELOW FROST LINE, LINES MAY BE RUN INTO THE SIDE OF THE TANK IF MANWAY IS TOO CLOSE TO FROST LINE.
3. DRAWING ARE FOR REFERENCE ONLY. CONSULT WITH TANK MANUFACTURER TO IDENTIFY STANDARD CONFIGURATIONS FOR APPROVED APPLICATIONS.
4. SEAL ALL TANK PENETRATIONS TO PREVENT LEAKAGE INTO SOIL.
5. IT IS RECOMMENDED THAT A BACK FLOW PREVENTER BE INSTALLED IN APPLICATIONS THAT ARE AT RISK OF HAVING SEWAGE BACKING UP INTO THE RECLAIM TANKING SYSTEM.
6. AN ADDITIONAL SAND/OIL SEPARATOR TO BE ADDED TO TANKING CONFIGURATION PER CITY/STATE REQUIREMENTS.

REV	DESCRIPTION	BY
-	-	-
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-	-	-

PURCLEAN™ SPOT-FREE RINSE SYSTEMS PURWATER™ WATER RECOVERY SYSTEMS	NEW WAVE INDUSTRIES 3315 Orange Grove Ave North Highlands, CA 95660 t: 800.882.8854 f: 916.978.9995 www.purclean.com
---	--

2-1.5k AS 2SUC PURWATER 2 1500 GALLON TANKS WITH AIR SPARGER 2" SUCTION
--

PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF NEW WAVE INDUSTRIES. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF NEW WAVE INDUSTRIES IS PROHIBITED.
DRAWN BY: J. BIRMINGHAM
APPROVED BY: J. OYOG
DATE: 01/23/20
SCALE: 1/2"=1'-0"
MATERIAL / FINISH: N/A
SHEET: 1 OF 1

PURCLEAN™ WATER RECOVERY SYSTEM

PW-FS3AS Series (60GPM)

Features:

- Self Priming Pump
- High Efficiency Cyclonic Separator
- 70 Micron Water Output
- Air Sparger
- Stainless Steel Frame
- Control Signal Activation
- ETL Approved

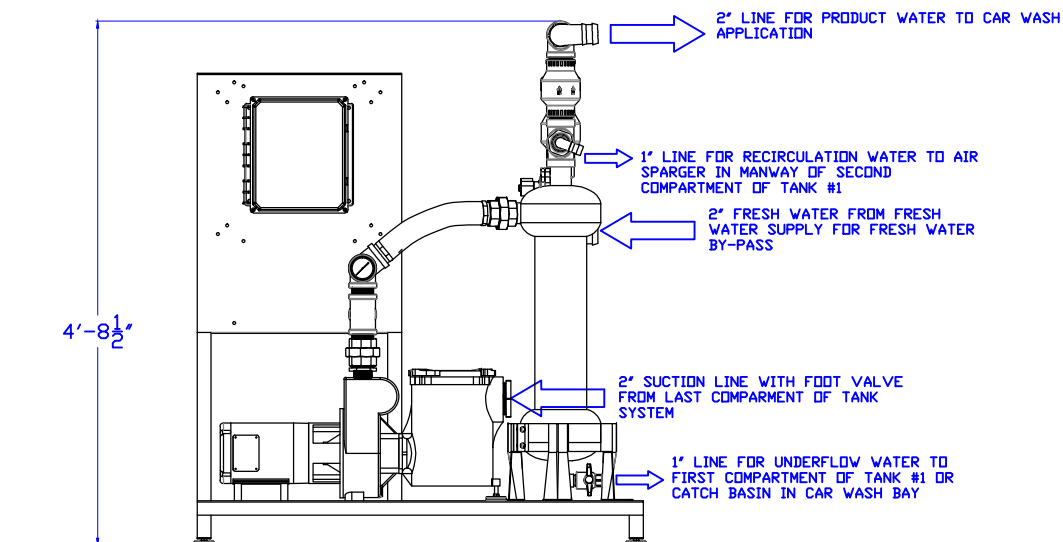
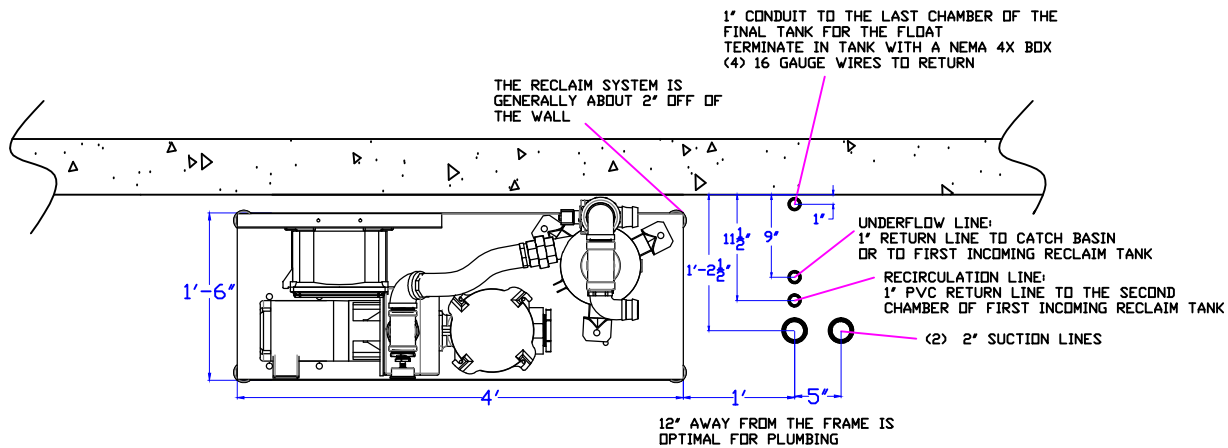


Water Requirements

PVC	(2) 2" PVC Suction lines, one for use and one for spare, to come up from settling tanks to the right of the recirculation with 2" PVC full flapper check valves at end, 2" unions above water line. (1) 2" line out to the wash manifold. (1) 1" Line to return to the second chamber of the first reclaim tank for air sparger. (1) 1" freshwater line (40PSI) to the right of the system four feet up from the bottom of the floor. (1) 1" Line to return to the catch basin or first incoming reclaim tank for the underflow of the PurWater succession filters.
Reclaim Maximum Output	60 GPM
Reclaim Pump	3 HP - Amp draw at (208/230 Volt = 8.5) / 3 HP - Amp draw at (460/480 Volt = 4)
Pump Voltage	208-230 Volts or 460-480 Volts (depending on site specifications)
Dimensions	48" Wide X 54" Tall X 21" Deep
Net Weight	400 Lbs. (including crate)

Electrical Requirements

Reclaim Pump and VFD	(1) 208/230 Volt 30 Amp or 460/480 Volt 20 Amp Three phase circuits to be hard wired 5 feet up from the floor to the right of the system.
Control Voltage for (PLC) Logic Controller and Ozone	(1) 120 Volt 20 Amp Single phase
Conduit	(1) 1" Conduit from reclaim equipment control box to front of the last tank (for floats). (1) .5" Conduit from each carwash equipment control box to send a control voltage signal to PurWaters repressurization power box. Control wiring from carwash controller (110V is default, 110vac, 24vac and 24vdc avail.) to be wired into control box on frame.
Tank Configuration Recommendation	Double tank configuration (oil/water separator may be required - please check with your local municipality)



PWFS5 REQUIREMENTS

WATER

- (2) 2" PVC SUCTION LINES, ONE FOR USE ONE FOR SPARE, TO COME UP FROM SETTLING TANKS TO THE RIGHT OF THE FRAME. 2" PVC FULL FLAPPER CHECK VALVES AT THE TANK END AND, 2" UNIONS ABOVE WATER LINE ACCESSIBLE THROUGH THE MANWAY.
- (1) 2" LINE OUT TO THE WASH MANIFOLD
- (1) 1" LINE TO RETURN TO THE SECOND CHAMBER OF THE UNDERGROUND RECLAIM TANK, PREFERABLY IN THE MANWAY, FOR THE AERATION SPARGER - THE SPARGER NOZZLE TIP SHOULD BE 6-12" ABOVE THE WATER LINE IN THE TANK.
- (1) 1" LINE FROM UNDERFLOW ON SEPARATOR TO CATCH BASIN IN WASH OR FIRST CHAMBER OF UNDERGROUND RECLAIM TANK.
- (1) 2" FRESH WATER LINE FOR FRESH WATER BY-PASS

ELECTRICAL

- (1) ~~208~~ VOLT 30 AMP OR ~~480~~ VOLT 20 AMP THREE PHASE CIRCUITS TO BE HARD WIRED 5 FEET UP FROM THE FLOOR TO THE RIGHT OF THE RECIRCULATION UNIT. NOTE: THE CHOICE OF ~~208~~ OR ~~480~~ MUST BE DETERMINED WHEN ORDERED.
- (1) 120 VOLT 20 AMP SINGLE PHASE - FOR THE PLC
- (1) 1" CONDUIT FROM RECLAIM EQUIPMENT CONTROL BOX TO FRONT OF LAST TANK FOR FLOAT WIRES.
- (1) 1/2" CONDUIT FROM EACH CARWASH EQUIPMENT CONTROL BOX TO SEND A CONTROL VOLTAGE SIGNAL TO THE RECLAIM SYSTEM CONTROL BOX. CONTROL WIRING FROM CARWASH CONTROLLER (110V IS THE DEFAULT) TO BE WIRED INTO CONTROL BOX ON FRAME.

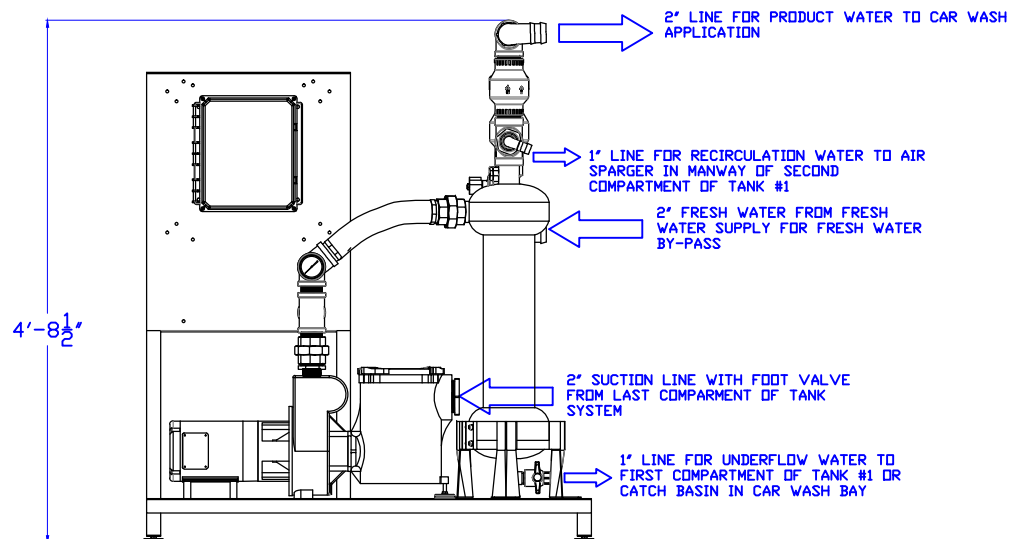
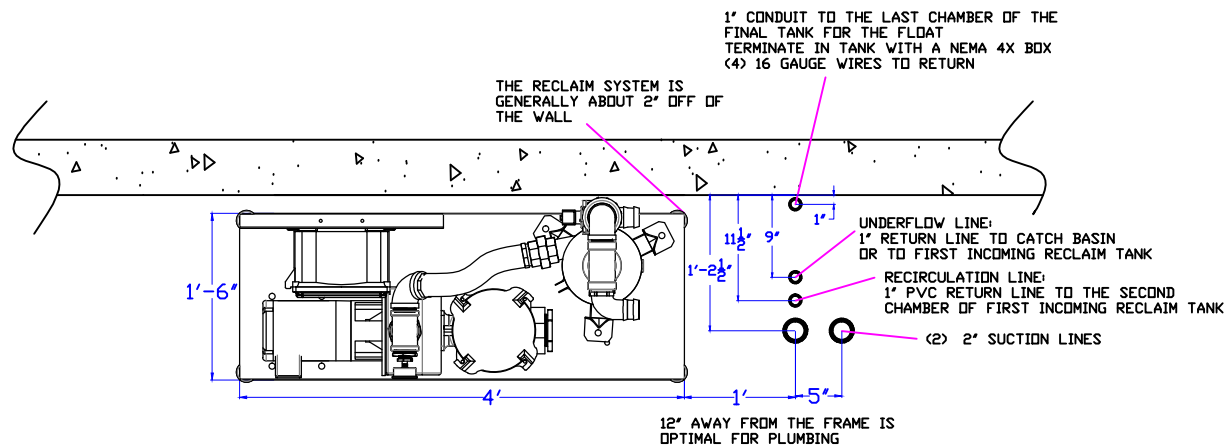
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NO.	DATE	REVISION DESCRIPTION			
REVISION STATUS		 3315 Orange Grove Ave. North Highlands, CA 95666			
Rev. By:	JJD				
Approve Date:	6-12-2008	Scale:	None	Drawn By:	JJD
				Date:	3-23-2016
				Approved By:	JJD
Drawing Title:					

PWFS3 STUBS AND REQUIREMENTS

Rev:	Drawing No.
	PWFS3-IN-UTIL



PWFS5 REQUIREMENTS

WATER

- (2) 2" PVC SUCTION LINES, ONE FOR USE ONE FOR SPARE, TO COME UP FROM SETTling TANKS TO THE RIGHT OF THE FRAME. 2" PVC FULL FLAPPER CHECK VALVES AT THE TANK END AND, 2" UNIONS ABOVE WATER LINE ACCESSIBLE THROUGH THE MANWAY.
- (1) 2" LINE OUT TO THE WASH MANIFOLD
- (1) 1" LINE TO RETURN TO THE SECOND CHAMBER OF THE UNDERFLOW RECLAIM TANK, PREFERABLY IN THE MANWAY, FOR THE AERATION SPARGER - THE SPARGER NOZZLE TIP SHOULD BE 6-12" ABOVE THE WATER LINE IN THE TANK.
- (1) 1" LINE FROM UNDERFLOW ON SEPARATOR TO CATCH BASIN IN WASH OR FIRST CHAMBER OF UNDERGROUND RECLAIM TANK.
- (1) 2" FRESH WATER LINE FOR FRESH WATER BY-PASS

ELECTRICAL

- (1) ~~208~~ VOLT 30 AMP OR ~~480~~ VOLT 20 AMP THREE PHASE CIRCUITS TO BE HARD WIRED 5 FEET UP FROM THE FLOOR TO THE RIGHT OF THE RECIRCULATION UNIT. NOTE: THE CHOICE OF ~~208~~ OR ~~480~~ MUST BE DETERMINED WHEN ORDERED.
- (1) 120 VOLT 20 AMP SINGLE PHASE - FOR THE PLC
- (1) 1" CONDUIT FROM RECLAIM EQUIPMENT CONTROL BOX TO FRONT OF LAST TANK FOR FLOAT WIRES.
- (1) 3/4" CONDUIT FROM EACH CARWASH EQUIPMENT CONTROL BOX TO SEND A CONTROL VOLTAGE SIGNAL TO THE RECLAIM SYSTEM CONTROL BOX. CONTROL WIRING FROM CARWASH CONTROLLER (110V IS THE DEFAULT) TO BE WIRED INTO CONTROL BOX ON FRAME.

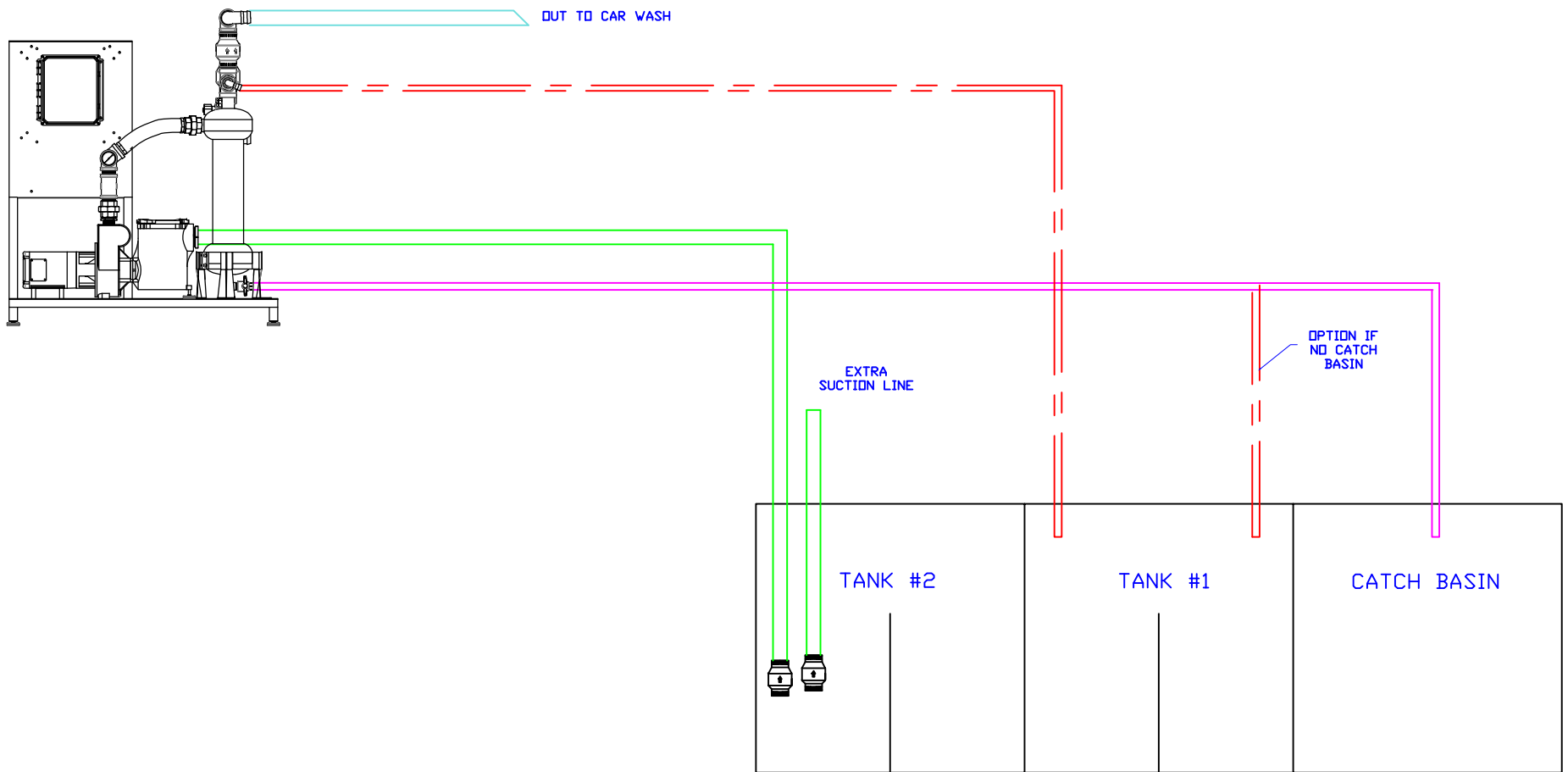
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NO.	DATE	REVISION DESCRIPTION			
REVISION STATUS		 3315 Orange Grove Ave. North Highlands, CA 9566			
Rev. By:	JJD				
Approve Date:	8-23-2011	Scale:	None	Drawn By:	JJD
				Date:	3-23-2016
				Approved By:	JJD
Drawing Title:					

PWFS5 STUBS AND REQUIREMENTS

Rev: Drawing No. PWFS5-IN-UTIL



NO.		DATE		REVISION DESCRIPTION	
REVISION STATUS				 3315 Orange Grove Ave. North Highlands, CA 9566	
Rev. By: JJD					
Approve Date: 8-23-2011		Scale: None	Drawn By: JJD	Date: 3-23-2016	Approved By: JJD
Drawing Title:					

PWFS3 AND PWFS5 TYPICAL INSTALLATION

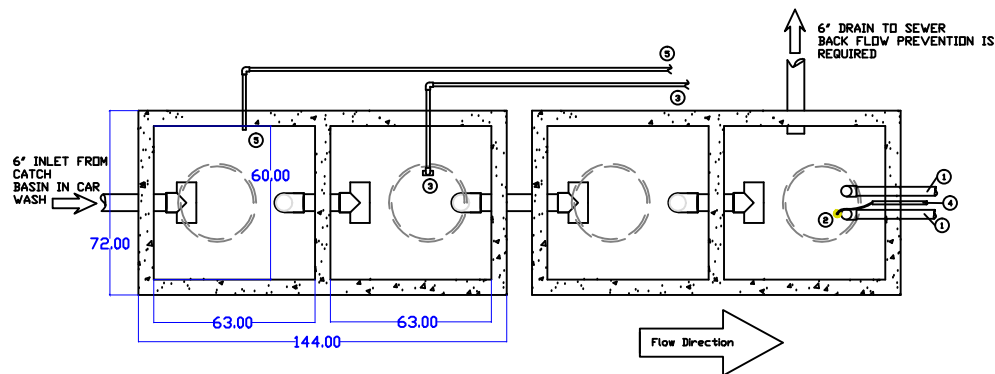
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Rev: Drawing No. PWFS-IN-FS3/5

2 TANK CONFIGURATION FOR FLOOD SERIES PUR-WATER RECOVERY SYSTEMS

THIS IS THE SUGGESTED IDEAL CONFIGURATION FOR A 60 TO 100 GPM FLOOD SERIES PUR-WATER SYSTEM. PUR-WATER RECOGNIZES THE FACT THAT SEPTIC TANKS ARE A LOCAL BUSINESS AND NOT ALL AREAS WILL HAVE THESE CONFIGURATIONS. THIS DRAWING IS OFFERED AS A GUIDLINE ONLY. IF YOU HAVE ANY QUESTIONS ABOUT A SIZE OR CONFIGURATION OF TANKS IN YOUR AREA, PLEASE CONTACT PUR-WATER AT 800-882-8854

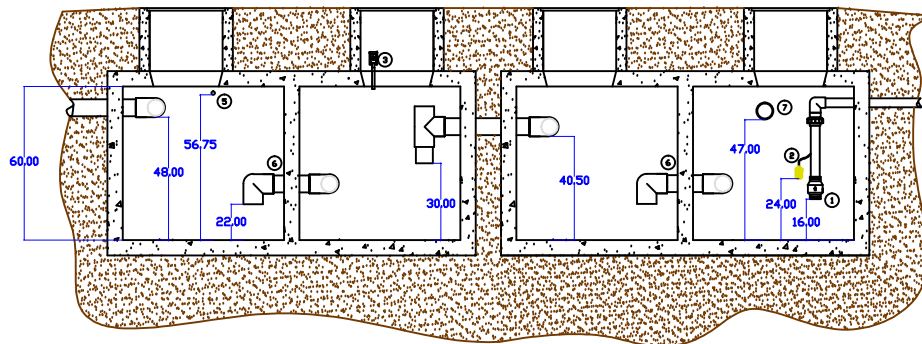


- TO PURWATER RECOVERY SYSTEM (2) 2" SCH 80 PVC SUCTION LINES. ONE TO SERVE AS A SPARE. LINES ARE STRAPPED TO THE TANK WALL. INSTALL SCH 80 UNIONS ABOVE THE WATERLINE TO ALLOW SERVICING OF EACH SUCTION LINE. TERMINATE SUCTION LINES W/ FULL FLOW FLAPPER CHECK VALVES (PURWATER SUPPLIED). NO SPRING LOADED FOOT VALVES.
- (2) PURWATER PROVIDED (1) LOW-LOW SAFETY LEVEL FLOAT SHOULD BE MOUNTED SO THAT IT WILL BE IN THE DOWN POSITION 8" ABOVE THE BOTTOM OF THE FLAPPER CHECK. THIS FLOAT CONTROLS THE SAFETY FUNCTION TO PROTECT THE PUMP FROM A LOW WATER SITUATION.
- (1) 1" SCH 80 AIR SPARGER FOR AIR SPARGER SYSTEMS. ALLOW THE SPARGER TO BE 6-12" ABOVE THE WATER LINE. MOUNT IN THE MANWAY, IF POSSIBLE, TO ALLOW ACCESS FOR MAINTENANCE.

- (1) 1" SCH 80 PVC LINE TO SERVE AS A CONDUIT FOR (4) 14 GAUGE WIRES (TWO ARE SPARES) TERMINATED IN A WATER TIGHT JUNCTION BOX ABOVE THEIR WATER LINE TO PURWATER RECLAIM SYSTEM FOR FLOAT CONTROLS.
- (1) 1" SCH 80 UNDERFLOW LINE FROM THE BOTTOM OF THE RECLAIM SYSTEM CYCLONE SEPARATOR. THIS LINE SHOULD BE LEVEL, OR PREFERREABLY, SLOPE FROM THE RECLAIM SYSTEM TO THE CAR WASH CATCH BASIN OR THE FIRST COMPARTMENT OF TANK 1.
- (4) USE 6" PIPE AS INTERCONNECT PIPING BETWEEN COMPARTMENTS AND BETWEEN TANKS. ELEVATION DIMENSIONS ARE TO PIPE INVERTS.
- (1) 6" SCH 80 PVC PIPE TO BE ROUTED TO SEWER OR OIL WATER SEPARATOR. NOTE: BACK FLOW PREVENTION FROM THE SEWER IS REQUIRED. CONSULT WITH LOCAL AUTHORITIES ON WHETHER FURTHER TREATMENT (I.E. OIL/WATER SEPARATION IS REQUIRED TO MEET DISCHARGE PERMIT).

NOTES:

DRAWING IS FOR REFERENCE ONLY AND IS TO BE USED FOR PLUMBING REFERENCE. CONSULT WITH TANK MANUFACTURER FOR TANK LOADS. CONSULT WITH CIVIL ENGINEER FOR SOIL PREPARATION AND TANK PLACEMENT. SEAL ALL TANK PENETRATIONS TO PROVIDE WATER TIGHT SEAL TO PREVENT TANK LEAKAGE INTO SOIL. LINE TO SEWER TO HAVE BACK FLOW PREVENTION. CONSULT WITH LOCAL AUTHORITIES ON WHETHER FURTHER TREATMENT (I.E. OIL/WATER SEPARATOR IS REQUIRED TO MEET DISCHARGE PERMIT). APPROX. TANK VOLUME IS 1500 GALLONS PER TANK, EACH TANK IS DIVIDED BY INTERNAL BAFFLE. TOTAL WATER STORAGE IS APPROX. 3000 GALLONS.



NO.	DATE	REVISION DESCRIPTION		
REVISION STATUS		PURWATER WATER RECOVERY SYSTEMS 3315 Orange Grove Ave. North Highlands, CA 9566		
Rev. By:	JJD			
Approve Date:	8-23-2011	Scale:	None	Drawn By: JJD
Date:	3-23-2016	Approved By:	JJD	

Drawing Title:

PWFS3 AND PWFS5 TYPICAL TANKING

Rev: Drawing No. PWFS35-TANKS

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Interoffice Memorandum



To: Mireya Turner, Associate Planner
From: Tim Eriksen, Public Works Director 
Date: July 15, 2020
Re: Project Review Committee Referral, 1006 South State Street, Nimesh Bhula

The Department of Public Works has reviewed the above referenced project and requests the following additional information:

1. All work within the public right-of-way shall be performed by a licensed and properly insured contractor. The contractor shall obtain an encroachment permit for work within this area or otherwise affecting this area. Encroachment permit fee shall be \$45 plus 3% of estimated construction costs.
2. All driveway and parking areas shall be paved with asphaltic concrete, concrete, or other alternative surfacing, subject to approval by the City Engineer.
3. Driveway approach into the project shall be an ADA standard commercial driveway with no curb returns.
4. Prior to construction of site improvements, a grading and drainage plan, and an erosion and sediment control plan, prepared by a Civil Engineer, shall be submitted for review and approval by the Department of Public Works. The plan shall include the detailed design of post-construction storm water best management practices (BMPs) in compliance with the City of Ukiah's Phase I Storm Water Permit and the Low Impact Development Technical Design Manual (LID Manual), in effect at the time of development. A Standard Urban Storm Water Mitigation Plan (SUSMP) shall be provided to support the design of the proposed drainage system.
5. Maintenance and inspection of all post-construction best management practices (BMPs) are the responsibility of the property owner. In accordance with the LID Manual, a legally binding, signed maintenance agreement approved by the City of Ukiah is required for the proposed Stormwater treatment areas and all post-construction BMPs, and shall be recorded prior to final approval of the building permit.
6. Applicable City water & sewer connection fees shall be paid at the time of building permit issuance.
7. Street Trees will be required every 30 feet along the frontage. It is assumed this will be included with your Landscape Plan.

July 15, 2020

8. It is assumed that this project will significantly increase both vehicle and pedestrian traffic. This project will require a transportation study for the new facilities. Included in this study, shall be an analysis of the pedestrian crossings at State Street. Vehicle traffic shall be studied at the intersection of Observatory Avenue and South State Street, and Talmage Road and South State Street.
9. The proposed water recycling system shall be approved by the City Engineer.



Safety, Professionalism, Community Service

Justin Wyatt
Chief of Police

To: Mireya Turner
CC: Capt. Kaeser, Chief Wyatt
From: Lt. Cedric Crook
Project Name: Ukiah Car Wash, APN 003-130-38, Use Permit
Address: 1006 S. State St. Ukiah
Date: 7/14/20

On 7/13/20, I reviewed the Ukiah Car Wash project review referral. The main areas of concern I have over the project is the flow of traffic in the immediate area as well as the after hours use of the facility for camping. I am concerned of vehicles backing up on State St. waiting to turn into the car wash (N/B lanes and S/B lanes). I also am concerned in regards the exit flow of traffic on to Observatory Ave. during the time in which numerous local schools end their school day and there is a large increase of traffic on Observatory Ave. We have also had issues in the past with car washes being used as camping sites at nighttime hours due to the car wash bays being covered (IE shelter). This location is directly across the street from the shelter and is in an area where there are more transients than other areas. I would like there to be a plan in place to address these potential issues. I would also like to suggest the following recommendations for the project.

- Business owner to keep all business related vehicles contained to their parking lot. No on-street parking of vehicles at the location.
- Install audible security alarm, surveillance and monitoring.
- Post signage stating location is under active video surveillance monitoring and alarm/monitoring. This is to prevent thefts, unlawful camping/loitering, etc.
- Keep dumpsters locked to limit unauthorized dumping or scavenging or keep in locked/gated area.
- Place no trespassing signs on property.
- Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.
- All building exterior lighting and parking lot lighting should be functioning and kept in good repair.
- Report any graffiti to UPD @ 463-6262. After reporting, clean-up/paint over as soon as possible.
- Keep property free of debris/garbage.
- Weekly and/or inspection of exterior building and property to limit unauthorized usage of property.
- Any exterior electrical outlets can have locking plates or decommission for non-use to limit illegal usage.
- Any exterior water faucets should have a locking box cover or decommission for non-use to limit illegal usage.
- All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet. This increases natural surveillance and eliminates hiding areas within the landscape. The landscaping should be chosen to limit the amount of loitering on the property as this area tends to have a lot of subjects who loiter in the area.
- Define the boundary between private and public areas to send a message to illegitimate users that they are not to be there and provide a sense of ownership to legitimate users.



Safety, Professionalism, Community Service

Justin Wyatt
Chief of Police

- Provide UPD dispatch with current appropriate business contact names and telephone numbers for after hours contact.

Respectfully submitted,

Lt. Cedric Crook

From: [Julia Acker](#)
To: [Michelle Irace](#); [Randy Figueiredo](#)
Cc: [nickbhula@hotmail.com](#); [Nash Gonzalez](#); [Keith Gronendyke](#); [Adrienne Thompson](#)
Subject: Re: Ukiah Car Wash Project - Airport Land Use Commission
Date: Thursday, February 18, 2021 12:44:35 PM
Attachments: [IMAGE.png](#)
Importance: High

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Afternoon Michelle and Randy,

I have just reviewed the packet for today's ALUC meeting and determined that the project should not have proceeded forward to hearing due to the timeline since submittal of the request, as it should have been deemed consistent on or about January 18, 2021. Per Policy 1.4.4 the ALUC is required to respond to a request for consistency within 60 days. As such, your request is deemed consistent with the Airport Comprehensive Land Use Plan.

I believe the delay in hearing the item was due in part to the fact that we have had challenges with holding meetings since the beginning of 2021 due to lack of quorum as the result of terming out of various Commissioners. I believe we intended to take this to hearing sooner than today, but that is a bit of a moot point at this time.

Due to the information I've provided above, we have canceled today's ALUC meeting as it is not necessary. I will be following up with a formal letter describing the deemed consistent nature of the project later today.

My apologies for not having the opportunity to determine this at an earlier date but as you are likely aware we have had recent resignations of key managers and as a result my time has become extremely scarce.

Please contact me should you have questions.

Best,

Julia Krog

Assistant Director
County of Mendocino
Planning & Building Services
860 N Bush Street
Ukiah, CA 95482
Main Line: (707) 234-6650
Fax: (707) 463-5709
ackerj@mendocinocounty.org
<http://www.mendocinocounty.org/government/planning-building-services>

>>> Michelle Irace <mirace@cityofukiah.com> 2/17/2021 8:19 PM >>>

Hi Randy,

You will have to contact the county directly (see below) for the zoom link. I do not have it to pass along because I won't be participating in the meeting as a speaker. I am also CCing County planning stuff to hopefully assist you with answering the other questions since it is their process and ALUC hearing.

James Feenan, feenanj@mendocinocounty.org or Angie Lane, lanea@mendocinocounty.org.

Best,

PROJECT REVIEW REFERRAL

Please provide comments by: July 21, 2020

The City of Ukiah Community Development Department is soliciting input on the project described below for use in the staff analysis, CEQA document, and public hearing documents. Please identify any questions you have or missing information you need to complete your review, as well as suggested Conditions of Approval.

TO:			
	City Planning Director	X	Mendocino County Planning and Building
X	City Building Official		Mendocino County Surveyor/Assessor
X	City Public Works Dept.		Mendocino Transit Authority
X	Ukiah Valley Fire Authority		US Army Corps of Engineers
X	City Police Dept. Captain		Regional Water Quality Control Board
X	City Police Dept. Community Service Officer		CA Dept. of Fish and Wildlife
X	City Electric Utility Dept.		CA Dept. of Transportation
	Ukiah Municipal Airport Operations Manager		Sonoma State Northwest Information Center
	Airport Land Use Commission		AT & T
X	Mendocino County Air Quality		PG & E (gas)
X	Mendocino County Environmental Health		PG & E (Land Rights)
	Military Review-Large Development Projects		
FROM PROJECT PLANNER: Mireya Turner, Interim Senior Planner			

PROJECT INFORMATION:	
Project Name & Permit #:	Ukiah Car Wash MaSDP # 5427
Site Address & APN:	1006 S. State St., APN 003-130-38
General Plan:	Commercial (C)
Zoning:	Heavy Commercial (C-2)
Airport Compatibility Zone:	"B2" Extended Approach/Departure Zone
Date Filed:	06/05/20
Resubmittal:	N/A
Date Referred:	7/7/2020
Prev. Projects on Site (include file #)	N/A
Applicant/Agent Name:	Nimesh Bhula
Phone:	(707) 972-6780
Email:	nickbhula@hotmail.com
Project Summary: The applicant is proposing to develop a vacant parcel into a car wash, a small office building for the car wash with a one-bedroom apartment above, a covered car wash vacuum station and a fourth building that would contain associated automotive uses.	

Please indicate whether you have comments and sign and date below. Return this Project Referral Form by the date noted above to the Project Planner listed.

Name and Affiliation/Department (please print) Jimmy Lozano - COU Electric Utility Department

☐ No Comment

☒ Comments / Conditions of Approval Attached

Jimmy Lozano

7/9/2020

Signature

Date

Comments / Conditions of Approval:

Hi Mireya,

Regarding the Project Review Referral for - Ukiah Car Wash MaSDP File 5427 at 1006 S. State Street.

At this time, the City of Ukiah Electric Utility has the following comments/requirements for the project:

- 1) This property is currently not served from existing overhead or underground electric facilities and will require additional planning for a new electrical service that will serve the multiple buildings being proposed for the project. A project this size will require a new underground service from a pad mounted transformer and may require additional substructures (vaults, junction pedestals, Pull Boxes and Conduits) be installed by the developer/customer. In some cases infrastructure may need to be installed/extended beyond the customers parcel, in order to serve the proposed project site.
- 2) The COU Electric Utility has existing overhead facilities along the Southern end of the parcel, that borders the proposed project site and currently feeds the neighboring Quality Inn Motel. This overhead feed must be maintained and allowed access to do so by the COU Electric Utility. This particular area should be addressed with the electric utility as soon as convenient, in order to discuss tree plantings under the existing overhead pole lines and future easements if necessary.
- 3) All future site improvements shall be submitted to the COU Building Department and the Electric Utility Department for review and comment. At this time, specific service requirements, service voltage and developer costs and requirements will be determined.
- 4) Developer will need to provide EUSERC approved electrical equipment that is to be used on this project, before any Main Switchgear/Service Panels are purchased for the proposed project.
- 5) Developer shall provide projected load calculations to the EUD.
- 6) Developer/customer shall incur all costs of this future project to include (labor, materials, equipment).
- 7) The City of Ukiah Electric Utility Department will require an easement provided to the EUD for any electric service that transverses through the property and/or around any City owned Electric equipment, beyond any PUE.

Should they have any questions or desire to meet at the project location, please call Jimmy Lozano at (707) 467-5774.

Thank you, Jimmy



January 27, 2021

Mr. Nick Bhula
950 North State Street
Ukiah, CA 95482

Traffic Study for the Ukiah Car Wash Project

Dear Mr. Bhula;

W-Trans has completed an evaluation of potential traffic impacts associated with the proposed Ukiah Car Wash to be located at 1006 South State Street in the City of Ukiah. This study includes a description of existing conditions, anticipated project trip generation and distribution, existing and existing plus project conditions, a queuing analysis related to southbound traffic on South State Street as compared to the project driveway location, and an evaluation of the adequacy of emergency access and internal circulation. In addition, the study includes an evaluation of the pedestrian crossings at South State Street. The study includes the information requested by staff in a memorandum from Tim Eriksen to Mireya Turner dated July 15, 2020.

Existing Conditions

The project site is a currently vacant lot bound by South State Street, Observatory Avenue, Mulberry Street, and a Quality Inn, with access available on South State Street and Observatory Avenue. Near the project site South State Street is 64 feet wide with four travel lanes, two parking lanes, and continuous sidewalks except along the project frontage. The curb along the project frontage on South State Street is painted red to prohibit parking although parking is allowed elsewhere along the corridor. Observatory Avenue is 35 feet wide with two travel lanes, street parking, and a sidewalk along the north side opposite the project site. The signalized intersection of South State Street/Talmage Road is located approximately 315 feet south of the project site along South State Street.

Project Description

The project consists of a 2,808-square foot automotive shop with two general purpose bays, a detail room, and a window tint room, in addition to four self-service car wash bays, a hand wash bay with drying tunnel, four vacuum stations, and a 595-square foot office with an apartment above. The office would act as a waiting room for customers of the automotive shop. Twelve parking spaces would be provided, including two accessible spaces. A new bidirectional driveway would be constructed on South State Street just north of the existing driveway curb cut, which would be closed. An exit-only driveway would be constructed on Observatory Avenue.

Trip Generation

The anticipated trip generation for the proposed project was estimated using standard rates published by ITE in the *Trip Generation Manual*, 10th Edition, 2017 for "Automobile Care Center" (ITE LU 942) for the automotive shop, "Self-Service Car Wash" (ITE LU 947) for the self-service bays, "Car Wash and Detail Center" (ITE LU 949) for the hand-wash bay, and "Multifamily Housing (Low-Rise)" (ITE LU 220) for the apartment unit. The office square footage was included in the automotive shop square footage since it would be used for customers of the automotive shop.

Internal Capture

The *Trip Generation Manual* also includes data and methodologies that can be applied to determine the proportion of internal trips that may occur within a development that includes a variety of land uses. Internal trips occur at mixed-use developments, and in the case of the Ukiah Car Wash would consist of customers who would patronize both the car wash facilities and the automotive shop in the same trip. The trips that would be made by automobile between these two uses would only travel on-site, so would not affect the adjacent street network.

Pass-by Trips

Some portion of traffic associated with the car wash use would be drawn from existing traffic on South State Street. These vehicle trips are not considered "new," but would instead be comprised of drivers who are already driving on the adjacent street system and choose to make an interim stop, and are referred to as "pass-by." The percentage of these pass-by trips was based on information provided in the *Trip Generation Handbook*, 3rd Edition, Institute of Transportation Engineers, 2017. Since the *Handbook* does not provide a pass-by trip percentage for the Automated Car Wash land use, the pass-by trip percentages for Gasoline Service Station (ITE LU 944) were used as a reference. However, because a car wash is not a necessity, the pass-by trip percentage would likely be lower than that of a gasoline service station. It is estimated that approximately 25 percent of the car wash trips would be pass-by trips.

Total Project Trip Generation

The expected trip generation potential for the proposed project is indicated in Table 1, with deductions taken for pass-by and internal capture. The proposed project is expected to generate an average of 701 trips per day at its driveways, including 17 trips during the a.m. peak hour and 48 during the p.m. peak hour. After deductions are taken into account, the project would be expected to generate 472 new trips on a daily basis, including 11 during the morning peak hour and 34 during the evening peak hour; these new trips represent the increase in traffic associated with the project compared to existing volumes.

Table 1 – Trip Generation Summary

Land Use	Units	Daily		AM Peak Hour				PM Peak Hour			
		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
Apartment	1 du	7.32	7	0.46	0	0	0	0.56	1	0	1
Automotive Shop	3,403 ksf	31.10	106	2.25	8	5	3	3.11	11	5	6
Self-Service Car Wash	4 stalls	108.00	432	¹	-	-	-	5.54	22	11	11
Hand Car Wash	1 stall	156.20	156	8.60	9	5	4	13.60	14	7	7
Subtotal			701		17	10	7		48	23	25
Internal Capture – Commercial		-10%	-69	-10%	-2	-1	-1	-10%	-4	-2	-2
Pass-by for Car Wash		-25%	-156	-25%	-4	-2	-2	-25%	-10	-5	-5
Total			468		11	7	4		34	16	18

Note: du = dwelling unit; ksf = 1,000 square feet

¹ AM Peak Hour rates are not provided by ITE for the Self-Service Car Wash land use but are assumed to be minimal.

Trip Distribution

The pattern used to allocate new project trips to the street network was based on the relative distribution of vehicle volumes recorded at the intersection of South State Street/Talmage Road in May 2018. The applied distribution assumptions and resulting trips are shown in Table 2.

Table 2 – Trip Distribution Assumptions

Route	Percent	Daily Trips	AM Trips	PM Trips
South State Street to/from the North of the Project Site	36%	168	4	12
South State Street to/from the South of Talmage Road	37%	175	4	13
Talmage Road to/from the east of South State Street	27%	129	3	9
TOTAL	100%	472	11	34

Intersection Levels of Service

Existing and Existing Plus Project operating conditions were evaluated for the intersections of South State Street/Observatory Avenue and South State Street/Talmage Road. These intersections were analyzed using methodologies published in the *Highway Capacity Manual* (HCM), Transportation Research Board, 6th Edition, 2018. This source contains methodologies for various types of intersection control, all of which are related to a measurement of delay in average number of seconds per vehicle. Level of Service (LOS) is used to rank traffic operation on various types of facilities based on traffic volumes and roadway capacity using a series of letter designations ranging from A to F. Generally, Level of Service A represents free flow conditions and Level of Service F represents forced flow or breakdown conditions. A unit of measure that indicates a level of delay generally accompanies the LOS designation. The City of Ukiah has adopted LOS D as the minimum acceptable level of service at signalized and unsignalized intersections.

Existing Conditions

The Existing Conditions scenario provides an evaluation of current operation based on existing traffic volumes during the a.m. and p.m. peak hours. This condition does not include project-generated traffic volumes. Typically, new traffic volumes are collected to conduct an operational analysis. However due to the COVID-19 pandemic, reliable traffic volumes could not be collected as a result of sheltering-in-place, working-from-home and other shifts in travel patterns. Instead, afternoon peak hour traffic counts collected in May 2018 for both study intersections were used. The afternoon peak period of 4:00 p.m. to 6:00 p.m. was selected for this operational analysis as it typically contains higher volumes and worse operating conditions than at other times of day. These volumes were factored up to 2020 using an annual growth rate of 2.66 percent per year derived from comparing ramp traffic volumes provided in Ramp Volumes on the California State Freeway System, Caltrans, August 2018, at the US 101/Talmage Road interchange in 2012 and 2015, the two most recent years for which data is available.

The South State Street/Observatory Avenue and South State Street/Talmage Road intersections currently operate acceptably during the p.m. peak hour, with the Observatory Avenue minor street approach at LOS D and overall LOS C operation at the signalized intersection of South State Street/Talmage Road. A summary of the intersection level of service calculations for the Existing Conditions scenario is contained in Table 3. A copy of the level of service calculations is enclosed.

Table 3 – Existing and Existing plus Project Peak Hour Intersection Levels of Service

Study Intersection <i>Approach</i>	Existing Conditions		Existing plus Project	
	PM Peak		PM Peak	
	Delay	LOS	Delay	LOS
1. South State St/Observatory Ave	2.5	A	2.7	A
<i>Eastbound</i>	28.6	D	31.0	D
2. South State St/Talmage Rd	27.3	C	28.1	C

Notes: Delay is measured in average seconds per vehicle; LOS = Level of Service

Finding – Under Existing conditions, the study intersections are operating acceptably.

Existing plus Project Conditions

The estimated project traffic was added to the Existing volumes to generate the Existing plus Project Conditions scenario. With the addition of project traffic, both study intersections continue to operate acceptably during the p.m. peak hour with nominal changes in delay due to adding project traffic. A summary of the intersection level of service calculations for the Existing plus Project Conditions scenario is contained in Table 3. A copy of the level of service calculations is enclosed.

Finding – Upon the addition of project-related traffic to Existing volumes, the study intersections of South State Street/Observatory Avenue and South State Street/Talmage Road would be expected to continue operating acceptably.

Queuing Analysis

To determine if there would be a potential conflict between northbound traffic on South State Street turning left into the project site and southbound traffic queuing at the intersection of South State Street/Talmage Road, a queuing analysis was conducted using methodology contained in the *Highway Capacity Manual* (HCM), 6th Edition, Transportation Research Board, 2017.

The Existing plus Project volumes were applied to the South State Street/Talmage Road intersection and assessed using signal timing provided by the City of Ukiah. Using the HCM methodology, the estimated maximum southbound queue length would extend 291 feet north from the limit line at South State Street/ Talmage Road. As the distance between this limit line and the midpoint of the proposed driveway is approximately 375 feet, the southbound queue at this signal would not conflict with northbound drivers turning left into the project site. Drivers entering the site would therefore need to wait in the northbound lane only until there is a gap in southbound traffic, as would be the case for the many other driveways along this roadway.

A copy of the HCM queue length calculations is enclosed.

Emergency Access and Circulation

The access and circulation of the project site was assessed. A bidirectional drive aisle of at least 24 feet in width is shown on the site plan through the project site with no sharp turns and with access to each onsite facility. This would provide adequate access to general motor traffic and light duty trucks. The City of Ukiah refers to the *California Fire Code*, California Building Standards Commission, 2019, from which Section 503.1.1 requires a fire

apparatus access road to extend within 150 feet of all portions of a facility. As the project site is approximately 140 feet wide along Observatory Avenue, the entire site is within this fire apparatus access requirement; any facility constructed on the project site would therefore be within the required distance of an access road.

Sight distances along South State Street and along Observatory Avenue at the proposed project driveway locations were evaluated based on sight distance criteria and methodology contained in the *Highway Design Manual* published by Caltrans. The recommended sight distance for driveway approaches is based on stopping sight distance and the approach travel speed.

The speed limit on South State Street is posted at 30 miles per hour (mph), resulting in a recommended minimum stopping sight distance of 200 feet. The posted speed limit on Observatory Avenue is 25 mph, which has a recommended stopping sight distance of 150 feet. As both streets are relatively linear and flat, adequate sight distance is available for both driveway locations. However, there are a few trees and bushes along Observatory Avenue noted on the site plan as to be retained. The Federal Highway Administration (FHWA) recommends in its guide on *Vegetation Control for Safety*, 2007, that bushes and shrubs be kept under three feet of height from the pavement surface, and that trees and hanging branches be trimmed to a minimum height of seven feet.

Analysis of Pedestrian Crossings

There is a standard marked crosswalk on the south leg of the South State Street/Observatory Avenue intersection, though there are no warning signs posted at or in advance of this crosswalk. There is a sheltered Mendocino Transit Authority (MTA) transit stop on the east side of South State Street approximately 120 feet south of this crosswalk, which may result in transit riders using the crosswalk at Observatory Avenue because it is the closest accessible path across South State Street. Since South State Street is a major arterial, with four lanes, the existing crossing is challenging for pedestrians.

One block to the north, there is an enhanced crosswalk on the south leg of South State Street/Luce Avenue. It has zebra-style crosswalk markings, advance yield markings on all four lanes, a pedestrian-activated Rectangular Rapid Flashing Beacon (RRFB) warning system which is equipped with back-to-back RRFB lights and Pedestrian Warning signs and down arrow placards, and a streetlight on the west side. It also has MTA transit stops on both sides of South State Street.

The intersection of South State Street/Talmage Road has standard marked crosswalks on all legs.

There are many improvements that would enhance the crossing safety of pedestrians. For example, since the operational characteristics of the enhanced crosswalk at South State Street/Observatory Avenue is nearly identical to the standard marked crosswalk on the south leg of the South State Street/Observatory Avenue intersection, this design could be replicated. However, as a first step it is suggested that a zebra-style crosswalk, yield markings and Pedestrian Warning signs be installed to increase driveway awareness of this crossing. This would enhance facilities for pedestrians at this location, potentially including employees of the proposed project.

Recommendation: The existing standard crosswalk markings at South State Street/Observatory Avenue should be replaced with zebra-style markings and yield markings and warning signs should be installed in both directions on South State Street.

Conclusions

- The proposed project is anticipated to generate 701 daily trips, including 17 trips during the a.m. peak hour and 48 trips during the p.m. peak hour. After reductions for internal capture and pass-by are applied, the project would be expected to generate 472 daily trips, with 11 trips during the a.m. peak hour and 34 trips

during the p.m. peak hour. This represents the new trips that would be added to the surrounding roadway network.

- Under Existing conditions, the study intersections of South State Street/Observatory Avenue and South State Street/Talmage Road are operating acceptably.
- Upon the addition of project-related traffic to Existing volumes, the study intersections would be expected to continue operating acceptably.
- Under Existing Plus Project conditions, the anticipated maximum queue length for southbound traffic stacking at the intersection of South State Street/Talmage Road is 291 feet from the limit line, though it is noted that 95 percent of the time the queue length would be shorter. This queue would not conflict with northbound traffic on South State Street turning left into the project site driveway across the southbound lanes as the driveway is approximately 375 feet from the intersection.
- Emergency access and site circulation were assessed and determined to be adequate for the proposed site plan.
- Sight distances from the project driveways were also assessed, and generally adequate sight lines are available at both driveways, although it is recommended that any bushes, shrubs, or trees along Observatory Avenue be trimmed such that a gap between three to seven feet off the ground would be available for drivers departing the project driveway.

We hope this information is adequate to address the issue of potential traffic impacts associated with the proposed land use. Please contact us if you have any further questions.

Sincerely,

Kimberly Tellez
Assistant Engineer

Kevin Carstens, PE
Associate Engineer

Dalene J. Whitlock, PE, PTOE
Senior Principal

DJW/krc-kt/UKI083.L2

Enclosure: LOS Calculations, HCM Queue Length Calculations

HCM 6th TWSC
1: South State St & Observatory Ave

12/17/2020

Intersection						
Int Delay, s/veh	2.5					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	35	71	52	650	706	50
Future Vol, veh/h	35	71	52	650	706	50
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	40	81	59	739	802	57

Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	1319	430	859	0	-	0
Stage 1	831	-	-	-	-	-
Stage 2	488	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	149	573	778	-	-	-
Stage 1	388	-	-	-	-	-
Stage 2	583	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	130	573	778	-	-	-
Mov Cap-2 Maneuver	130	-	-	-	-	-
Stage 1	338	-	-	-	-	-
Stage 2	583	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	28.6	1.3	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	778	-	270	-	-
HCM Lane V/C Ratio	0.076	-	0.446	-	-
HCM Control Delay (s)	10	0.6	28.6	-	-
HCM Lane LOS	B	A	D	-	-
HCM 95th %tile Q(veh)	0.2	-	2.2	-	-

HCM 6th Signalized Intersection Summary

2: South State St & Talmage Rd

12/17/2020

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	301	246	453	292	284	472
Future Volume (veh/h)	301	246	453	292	284	472
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1885	1885	1885	1885	1885	1885
Adj Flow Rate, veh/h	327	267	492	317	309	513
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	1	1	1	1	1	1
Cap, veh/h	387	344	597	383	372	664
Arrive On Green	0.22	0.22	0.29	0.29	0.29	0.29
Sat Flow, veh/h	1795	1598	2185	1343	1296	2409
Grp Volume(v), veh/h	327	267	421	388	434	388
Grp Sat Flow(s),veh/h/ln	1795	1598	1791	1643	1820	1791
Q Serve(g_s), s	11.5	10.4	14.5	14.6	14.7	13.0
Cycle Q Clear(g_c), s	11.5	10.4	14.5	14.6	14.7	13.0
Prop In Lane	1.00	1.00		0.82	0.71	
Lane Grp Cap(c), veh/h	387	344	511	469	522	513
V/C Ratio(X)	0.84	0.78	0.82	0.83	0.83	0.76
Avail Cap(c_a), veh/h	572	509	652	598	663	652
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	24.8	24.4	22.0	22.0	22.0	21.4
Incr Delay (d2), s/veh	5.0	2.2	5.4	6.0	5.8	2.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.0	3.8	6.4	6.0	6.6	5.4
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	29.8	26.6	27.4	28.1	27.8	24.1
LnGrp LOS	C	C	C	C	C	C
Approach Vol, veh/h	594		809			822
Approach Delay, s/veh	28.3		27.7			26.1
Approach LOS	C		C			C
Timer - Assigned Phs	2		4		6	
Phs Duration (G+Y+Rc), s	23.9		18.2		23.8	
Change Period (Y+Rc), s	5.0		4.0		5.0	
Max Green Setting (Gmax), s	24.0		21.0		24.0	
Max Q Clear Time (g_c+l1), s	16.7		13.5		16.6	
Green Ext Time (p_c), s	2.2		0.7		2.3	
Intersection Summary						
HCM 6th Ctrl Delay			27.3			
HCM 6th LOS			C			

HCM 6th TWSC
1: South State St & Observatory Ave

12/17/2020

Intersection						
Int Delay, s/veh	2.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	38	71	52	653	712	50
Future Vol, veh/h	38	71	52	653	712	50
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	43	81	59	742	809	57
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	1327	433	866	0	-	0
Stage 1	838	-	-	-	-	-
Stage 2	489	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	147	571	773	-	-	-
Stage 1	385	-	-	-	-	-
Stage 2	582	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	128	571	773	-	-	-
Mov Cap-2 Maneuver	128	-	-	-	-	-
Stage 1	335	-	-	-	-	-
Stage 2	582	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	31	1.3		0		
HCM LOS	D					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	773	-	259	-	-	
HCM Lane V/C Ratio	0.076	-	0.478	-	-	
HCM Control Delay (s)	10	0.6	31	-	-	
HCM Lane LOS	B	A	D	-	-	
HCM 95th %tile Q(veh)	0.2	-	2.4	-	-	

HCM 6th Signalized Intersection Summary

2: South State St & Talmage Rd

12/17/2020

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	301	250	459	292	289	479
Future Volume (veh/h)	301	250	459	292	289	479
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1885	1885	1885	1885	1885	1885
Adj Flow Rate, veh/h	327	272	499	317	314	521
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	1	1	1	1	1	1
Cap, veh/h	386	344	602	381	375	669
Arrive On Green	0.22	0.22	0.29	0.29	0.29	0.29
Sat Flow, veh/h	1795	1598	2198	1333	1297	2409
Grp Volume(v), veh/h	327	272	425	391	441	394
Grp Sat Flow(s),veh/h/ln	1795	1598	1791	1645	1820	1791
Q Serve(g_s), s	11.7	10.7	14.8	14.9	15.2	13.4
Cycle Q Clear(g_c), s	11.7	10.7	14.8	14.9	15.2	13.4
Prop In Lane	1.00	1.00		0.81	0.71	
Lane Grp Cap(c), veh/h	386	344	512	471	526	518
V/C Ratio(X)	0.85	0.79	0.83	0.83	0.84	0.76
Avail Cap(c_a), veh/h	565	503	644	592	654	644
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	25.1	24.8	22.3	22.3	22.3	21.6
Incr Delay (d2), s/veh	5.4	3.0	5.9	6.6	6.5	3.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.1	4.0	6.6	6.2	6.9	5.6
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	30.5	27.8	28.2	28.9	28.7	24.7
LnGrp LOS	C	C	C	C	C	C
Approach Vol, veh/h	599		816			835
Approach Delay, s/veh	29.3		28.5			26.8
Approach LOS	C		C			C
Timer - Assigned Phs	2		4		6	
Phs Duration (G+Y+Rc), s	24.3		18.4		24.1	
Change Period (Y+Rc), s	5.0		4.0		5.0	
Max Green Setting (Gmax), s	24.0		21.0		24.0	
Max Q Clear Time (g_c+I1), s	17.2		13.7		16.9	
Green Ext Time (p_c), s	2.1		0.7		2.2	
Intersection Summary						
HCM 6th Ctrl Delay			28.1			
HCM 6th LOS			C			

Queues

1: South State St & Talmage Rd

11/02/2020



Lane Group	WBL	WBR	NBT	SBT
Lane Group Flow (vph)	327	272	816	835
v/c Ratio	0.78	0.47	0.79	0.81
Control Delay	41.2	6.5	26.2	32.0
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	41.2	6.5	26.2	32.0
Queue Length 50th (ft)	149	0	152	193
Queue Length 95th (ft)	#269	57	227	#291
Internal Link Dist (ft)	459		657	442
Turn Bay Length (ft)		400		
Base Capacity (vph)	544	675	1284	1221
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.60	0.40	0.64	0.68

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Shared Parking Agreement

This Shared Parking Agreement ('Agreement') entered into this 20th day of OCT, 2021 by and between Joe Crudo, whose address is 1006 S. State Street Ukiah, CA, and Assessor's Parcel Number (APN) is 003-130-75 ('Lessee') and Narendra Patel, whose address is 628 N State Street, Ukiah CA, and Assessor's Parcel Number (APN) is 002-114-38 ('Lessor').

1. To relieve traffic congestion in the streets, to minimize any detrimental effects of off-street parking areas on adjacent properties, and to ensure the proper and uniform development of parking areas throughout the City of Ukiah. The City of Ukiah Municipal Code establishes minimum number of off-street parking and loading spaces necessary for the various land uses in the City of Ukiah; and
2. Lessee owns property at 1006 S State Street, Ukiah, CA ('Lessee Property') which property does not have the number of off-street parking spaces required under the City of Ukiah Municipal Code for the use to which Lessee Property is put; and
3. Lessor owns property at 628 N State Street, Ukiah CA ('Lessor Property') which is zoned with the same or more intensive zoning classification than Lessee Property and which is put to a use with different operating hours or different peak business periods than the use on Lessee Property; and
4. Lessee desires to use some of the off-street parking spaces on Lessor Property to satisfy Lessee Property off-street parking requirements, such shared parking being permitted by the City of Ukiah Municipal Code, Chapter 2. Zoning Article 17. Off-Street Parking and Loading; and
5. The City of Ukiah Community Development Department requires that such shared use of parking spaces be done by written agreement.

NOW THEREFORE, in consideration of the premises and the information stated above, the parties agree as follows:

The City of Ukiah Parking Agreement Page 2 of 2 (date)

1. SHARED USE OF OFF-STREET PARKING FACILITIES

Per Section 9198, City of Ukiah Municipal Code (Number of Parking Spaces Required), Lessor is required 56 off-street parking spaces and has 62 existing off-street parking spaces, which results in an excess of six off-street parking spaces. Lessee is required 41 off-street parking spaces, has 34 existing off-street parking spaces, and an exemption for one parking space for the proposed bike rack.

Lessor hereby agrees to share with Lessee a maximum of six off-street parking spaces associated with Lessor's Property.

Lessee's interest in such parking spaces is non-exclusive. The Lessee's shared use of parking shall be subject to the following:

The Lessor agrees to provide six vehicle parking spaces, Monday thru Friday 7:00 AM to 6:00 PM for vehicles that have completed the detailing processing and are waiting scheduled pick up if needed.

2. TERM

This Agreement shall be effective upon execution by both parties and shall be accepted by the Community Development Director and shall not be amended and/or terminated without written consent of both parties and the City of Ukiah Community Development Director, or his/her designee.

3. COOPERATION

The parties agree to cooperate and work together in good faith to effectuate the purpose of this Agreement.

4. SUPPLEMENTAL COVENANTS

No private agreement shall be entered into that overrides this agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date Set forth at the outset hereof.

City of Ukiah Shared Parking Agreement Page 2 of 2 (date)

[Signature] 10/20/21

(Lessor) (Date)

[Signature] 10/21/21

(Lessee) (Date)

(City of Ukiah Community Development Director) (Date)



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

Attachment 7

NASH GONZALEZ, INTERIM DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

February 1, 2021

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Airport Land Use Commission, at its regular meeting to be held on Thursday, February 18, 2021 at 2:00 p.m. will conduct a public hearing on the following project at the time listed or as soon thereafter as the item may be heard. This meeting will be conducted virtually and not available for in person public participation (pursuant to State Executive Order N-29-20). In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org or via Telecomment. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>. The meeting is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>.

CASE#: ALUC_2020-0004

DATE FILED: 11/18/2020

OWNER/APPLICANT: NIMESH BHULA

AGENT: TIERNEY/FIGUEIREDO ARCHITECTS

REQUEST: A Mendocino County Airport Comprehensive Land Use Plan (ACLUP) Compatibility Determination for a mixed use development consisting of car wash and automobile service facility, as well as a 603 square foot apartment per Ukiah City Code §9097 (Compatible Mixed Residential and Commercial Uses).

LOCATION: In the City of Ukiah, lying on the west side of South State Street, (City), located at the intersection of South State St. and Observatory Avenue (City). Located at 1006 South State St., Ukiah, CA, (APN: 003-130-38).

SUPERVISORIAL DISTRICT: 2

STAFF PLANNER: KEITH GRONENDYKE

The staff report and notice will be available 10 days before hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/airport-land-use-commission>

Your comments regarding the above project are invited. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, California. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org by February 17, 2021 or orally via telecomment in lieu of personal attendance. All public comment will be made immediately available to the Commissioners, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/airport-land-use-commission>

To submit public comments via telecomment a request form must be received by 7:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>.

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services or the Airport Land Use Commission at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Airport Land Use Commission's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

NASH GONZALEZ, Interim Director of Planning and Building Services



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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MEMORANDUM – ACLUP COMPATABILITY REVIEW

ALUC_2020-0004
FEBRUARY 18, 2021

OWNER/APPLICANT:

NIMESH BHULA
950 NORTH STATE STREET
UKIAH CA 95482

AGENT:

TIERNEY/FIGUEIREDO ARCHITECTS
817 RUSSELL AVENUE SUITE H
SANTA ROSA CA 95403

REQUEST:

A Mendocino County Airport Comprehensive Land Use Plan (ACLUP) Compatibility Determination for a mixed use development consisting of car wash and automobile service facility, as well as a 603 square foot apartment per Ukiah City Code §9097 (Compatible Mixed Residential and Commercial Uses).

AIRPORT ZONE:

B2

LOCATION:

In the City of Ukiah, lying on the west side of South State Street, (City), located at the intersection of South State St. and Observatory Avenue (City). Located at 1006 South State St., Ukiah, CA, (APN: 003-130-38).

PROJECT DESCRIPTION: The 'Applicant' proposes a mixed-use development consisting of car wash/automobile service facility, as well as a 603 square foot apartment located on the second floor of the on-site office and waiting room. As conveyed within the application materials, the proposed development includes the following uses and structures:

- Office: 702 square feet (1st Floor)
- Apartment: 603 square feet (2nd Floor)
- Carwash (Self-Serve & Full-Service): 2,010 square foot (Includes Hand-Wash Bay)
- Vacuum Stations: 1,276 square feet (Canopy)
- Auto-Service Building: 2,808 square feet (Includes tint/automobile services)

The northeast portion of the site is proposed to have a four-bay self-serve car wash with a fifth bay to be used as an employee staffed hand wash and drying station. The automotive bays and machine room/storage building will have concrete block walls with an exterior plaster (stucco) finish, metal roofs and a sloped steel canopy over the hand wash area. The wash structure will have a maximum height of 20± feet. There will be a separate vacuum station area for carwash customers west of the carwash bays. The vacuum station will have a steel sloped canopy over the parking bays, and will feature four (4) vacuums.

The southeast corner of the site is proposed to have a two-story building with an on-site office on the ground floor and a one-bedroom apartment on the second floor. The exterior of the building will have exterior plaster, steel sunshades and commercial aluminum storefront windows and doors. The upper floor will have vertical ribbed metal siding and a sloped metal roof. Parking for the apartment and office will be located along the southern property line. The height of this two-story structure is indicated at 26± feet above grade.

The western portion of the site is proposed to have a single-story steel-framed commercial building with vertical ribbed metal siding and a gabled metal roof with a proposed height of 18± feet above grade. The southern end of this building will house two spaces with roll-up doors intended to be used for auto detailing and auto glass tinting.

The northern portion of this of this building is intended to be leased to an automotive business, such as a repair shop.

SITE CHARACTERISTICS: The subject parcel is located within the City of Ukiah, and lies within the Heavy Commercial (C2) zoning district. Similarly, it is designated Commercial (C) under the City's General Plan. Located at the southwest corner of the intersection of South State Street and Observatory Avenue, it is considered 'Vacant' or 'Undeveloped'. It features minimal vegetation or landscaping. Presently, there are existing encroachments onto both Observatory Ave. and South State St. While adjacent to an Airport Zone C, the entire subject property is located within the Airport Zone B2. The property is approximately is 31,990 square feet (.73 acres) in size, and is not subject to any Seismic Shaking or Flood Zone Combining Districts.

SURROUNDING LAND USE AND ZONING: The property is surrounded by a variety of commercial, civic and residential uses. Immediately to the south of the subject property is a multi-story hotel, while to the north is a gas station and convenience store. A homeless resource center is located across South State Street, and to the west there is a multi-family housing development. The limited vegetation that does exist helps to separate the property from adjacent uses and obscure it from residential activities. The following table summarizes adjacent land uses, zoning and property sizes:

SURROUNDING LAND USE TABLE

	ZONING	LOT SIZES	USES
NORTH	C2 - Heavy Commercial	>1± Acre	Gas Station (Express)
EAST	C2 - Heavy Commercial	>1± Acre	Homeless Resource Center (Building Bridges)
SOUTH	C2 - Heavy Commercial	>1± Acre	Multi-Story Hotel (Quality Inn)
WEST	PDR - Planned Development Residential	2.13± Acres	Multi-Family Residential (Ukiah Green Apartments)

ACLUC COMPATABILITY REVIEW: For the Airport Land Use Commission (ALUC) to make a compatibility determination for the project, the criteria for Airport Zone B2 would be applied. The potential impacts associated with the B2 zone are aircraft commonly flying below 800 feet altitude and significant noise.

While the proposed commercial uses would likely be allowed without the need for an ALUC Compatibility Review, the request to undertake mixed-use development featuring a 2nd floor apartment is not well-captured in the Mendocino County Airport Comprehensive Land Use Plan (ACLUP). As a result, County Staff determined that review by the ALUC was warranted to affirm that the residential component of this project is consistent.

The proposed use of the two (2) story office/apartment structure is only partially considered in the ACLUP. The office portion of the building is compatible in that Appendix D lists one (1) story office buildings as being possibly compatible with restrictions (Page D-2). In general, the second story apartment, and the concept of mixed-use does not appear discussed within the ACLUP. Given the accessory nature of the apartment and its limited size, it is unlikely to be inhabited by more than 1-2 individuals at any given time. That being said, per Ukiah Municipal Airport Policy 6.2.1, new residential development is discouraged (Page 3-14). However, according to the ACLUP, "Where such development is considered the best land use for a particular parcel with regard to general city planning factors, high-density, multifamily residential development shall - because of its lower sensitivity to noise compared to single-family residential uses - be deemed normally acceptable (Page 3-14)." Increasingly, mixed-use development is considered the best land use type for infill activities, as it encourages development within dense, more compact areas. While, new single-family residential uses shall continue to be regarded as normally unacceptable according to the ACLUP, this proposed development is neither a Single Family Residence, nor is it effectively a multi-family development. It is a mixed use development, for which the residential development component is clearly subordinate to the commercial activities. As noise sensitivity is cited, it should be understood that the proposed unit is located in conjunction with an automobile repair facility that is expected to generate commercial activity.

Due to the lack of aligned descriptions for mixed-use, a determination of density is required to ensure compliance with Ukiah Municipal Airport Policy 6.2(2). Furthermore, by conducting an 'Infill Determination', the requested use can be appropriately considered and reviewed.

PERSONS PER ACRE: In this instance, 'Parking' is used to determine the number of people present in a given

area, and is calculated by using the number of parking spaces provided on the submitted site plan. Staff also included each self-service station and full-service garage spaces to ensure a comprehensive assessment regarding the intensity of use. This methodology is used due to the lack of comparable use types that feature relevant occupancy classifications in the ACLUP, and because the auto-centric nature of the business is clear.

As provided by the Bureau of Transportation Statistics, the average number of persons occupying a car is 1.59.¹ The number of people per acre can then be calculated by dividing the number of usable parking and service stations by the size of the parcel in acres. Use of 'Parking' to determine density is discussed in Appendix C (Methods for Determining Concentrations of People) of the ACLUP.

As conveyed in the application materials, there are a total of 12 proposed parking spaces, 9 service stations (Vacuum & Wash), and 6 Detail/Repair Rooms spaces. Therefore, it can be assumed that at any given time a maximum of 27 automobiles may be present on-site during normal business hours. Due to the lack of guidance provided for mixed-use developments in the Mendocino County's ACLUP, Staff combined the expected commercial and residential persons per acre to provide a more complete understanding of the persons on site. Below, Staff demonstrates the expected persons per acre:

90 Persons per Acre – B2 Airport Zone Limitation (Ukiah)

- 1) 27 Automobile Spaces (Parking, Self-Service, Detail/Repair Garage) * 1.59 = 42.93 Persons
- 2) 42.93 people / .73 Acres = 58 Persons Per Acre
- 3) 58 Persons per Acre (Commercial) + 1 Bedroom Apartment (Residential) = **59-60 Persons Per Acre**

Even with occupancy of the residential unit, the number of persons per acre is constrained by the auto-centric nature of the business. The business is expected to operate only during normal business hours. Within the B2 zone, the project is required to remain under the 90 people per acre limitation for non-residential uses of the Ukiah Municipal Airport Policy 6.2(2). Based on the use of 'Parking' as a means to determine persons per acre, it can be projected that the combined commercial and residential activities proposed are acceptable, and well-under the threshold established by Ukiah Municipal Airport Policy 6.2(2).

INFILL DETERMINATION: The B2 zone north of the Ukiah Airport largely encompasses existing development. The Infill policy (Policy 2.1.6) of the County-wide Compatibility Plan is applicable to the entirety of this B2 zone in the City of Ukiah. This policy allows development of a similar intensity to that of surrounding, already existing uses. A survey of the area was conducted prior to adoption of the ACLUP to determine the types and intensity of uses.

The policies listed in Chapter 2 of Mendocino County's Airport Comprehensive Land Use Plan are intended to apply broadly to all of the airports in Mendocino County. Ukiah Airport's location immediately adjacent to developed residential and commercial/residential areas presents problems in terms of land use compatibility and facility expansion potential. The location of the Ukiah Municipal Airport within this physical environment creates interactions which restrict both aircraft and airport operational flexibility.

Per Chapter 3.4.1(b) and Table 2A, "Other Development Considerations", dedication of an aviation easement, overflight easement or deed notice is required for all development projects located within the airport planning area generally and the B2 Airport Zone, specifically. County Staff intend to convey this requirement to the responsible jurisdictional entity upon receipt of a project referral.

Where substantial incompatible development already exists, additional infill development of similar land uses may be allowed to occur even if such land uses are to be prohibited elsewhere in the zone.

Projects can be considered "infill" if they meet all of the following criteria:

The Airport Land Use Commission has determined that "substantial development" already exists:

A survey was previously conducted to determine the types and intensity of uses for the area surrounding the Ukiah Airport when the ACLUP was adopted. It is provided for the review of the Commission see attachment. The property is identified as 'Undeveloped', but is encircled by existing 'substantial development'. As described in the Surrounding Land Use and Zoning Section, the subject parcel is located within the City of Ukiah, and the surrounding area is already developed with a variety of commercial, residential and civic uses, some of which are

¹ U.S. Department of Transportation, [2001 and 2009 National Household Travel Survey](#); U.S. Department of Transportation, *1995 NPTS Databook*, October 2001, p. 7-13.

incompatible.

The project site is bounded by uses similar to those proposed.

As described in the Surrounding Land Use and Zoning Section, the subject parcel is located within the City of Ukiah, and the adjacent properties are developed with a variety of uses including: a gas station and convenience market; a two-story motel; a homeless services community center and a two story apartment unit complex. The subject parcel lies within the Heavy Commercial (C2) zoning district, as do the adjacent parcels to the North and South. While not identical, the project site is bounded by commercial uses with shared similarities, including automobile services, which are similar to those proposed.

The proposed project would not extend the perimeter of the area developed with incompatible uses.

Given the subject property's location, it would not extend the perimeter of the area developed with incompatible uses, due to the fact that the property's location is along South State St. Presently, the subject property is surrounded by more intensive incompatible uses, such as an adjacent multi-story hotel. With the exception of the accessory residential apartment, this project would not necessarily require a compatibility determination as a stand-alone commercial venture.

The proposed project does not otherwise increase the intensity and /or incompatibility of use through use permits, density transfers or other strategy.

The proposed project slightly increases the intensity of use through a use permit, as required by Ukiah City Code §9097 (Compatible Mixed Residential and Commercial Uses). The incompatibility, however, is minimal, given the limited nature of the residential use requested. The apartment itself is considered accessory to the commercial uses, and is clearly subordinate to the overall intention of the requested automobile service undertaking.

The infill area has been indentified by the local jurisdiction in its general plan or related document and approved by the Commission.

A survey of the infill area was conducted to determine the types and intensity of uses for the area surrounding the Ukiah Airport. This was undertaken when the ACLUP was last adopted. The infill area is provided for the review of the Commission, see attached.

STAFF RECOMMENDATION:

Consider and discuss the request for a compatibility determination submitted by the 'Applicant':

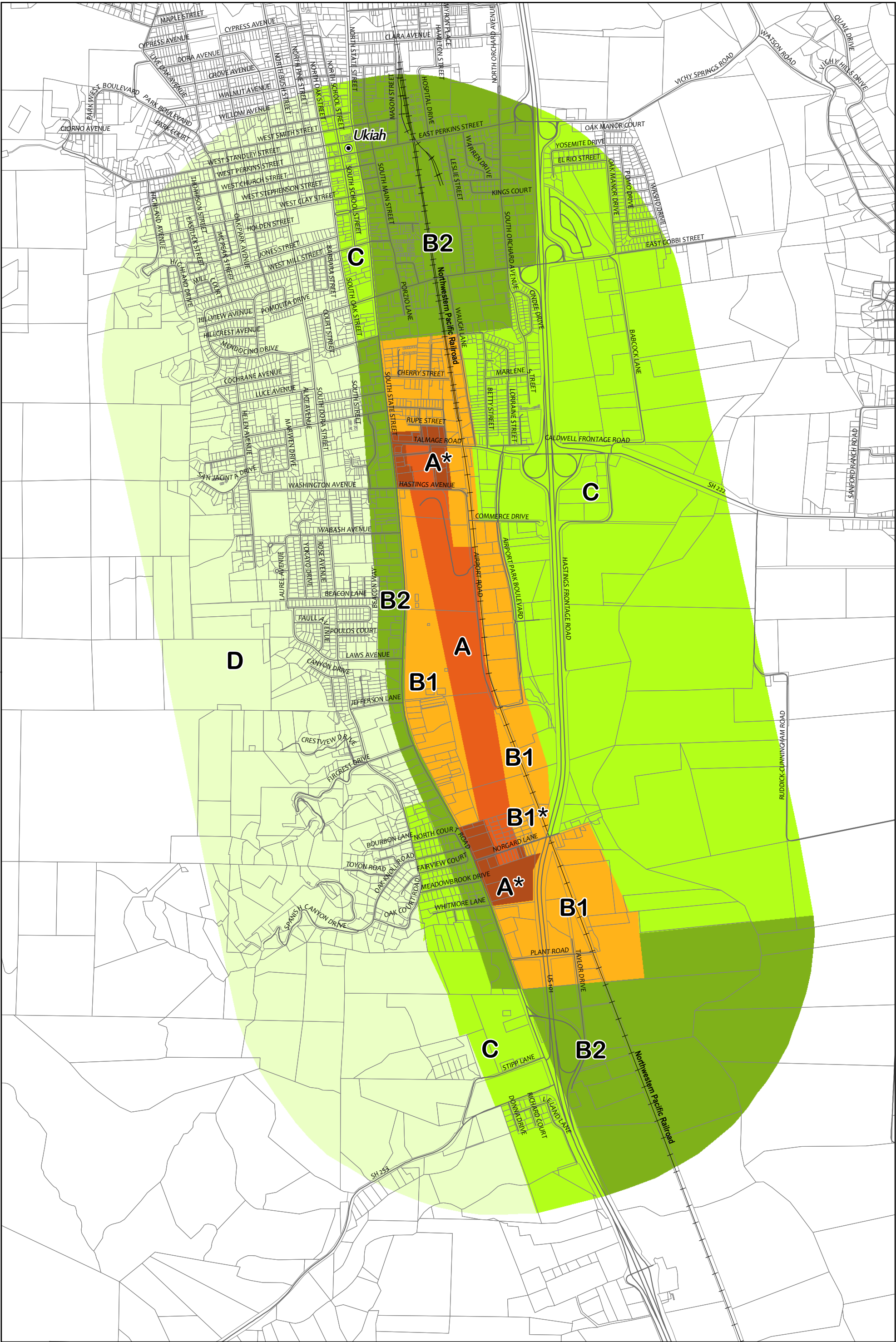
1. Find that the proposed project is consistent with the Airport Land Use Comprehensive Plan, based on the purpose and intent of Airport Compatibility Zone B2, as well as the information presented to the ALUC that the proposed mixed-use development is consistent with ACLUP Policy 2.1.6 and Ukiah Municipal Airport Policy 6.2(2).

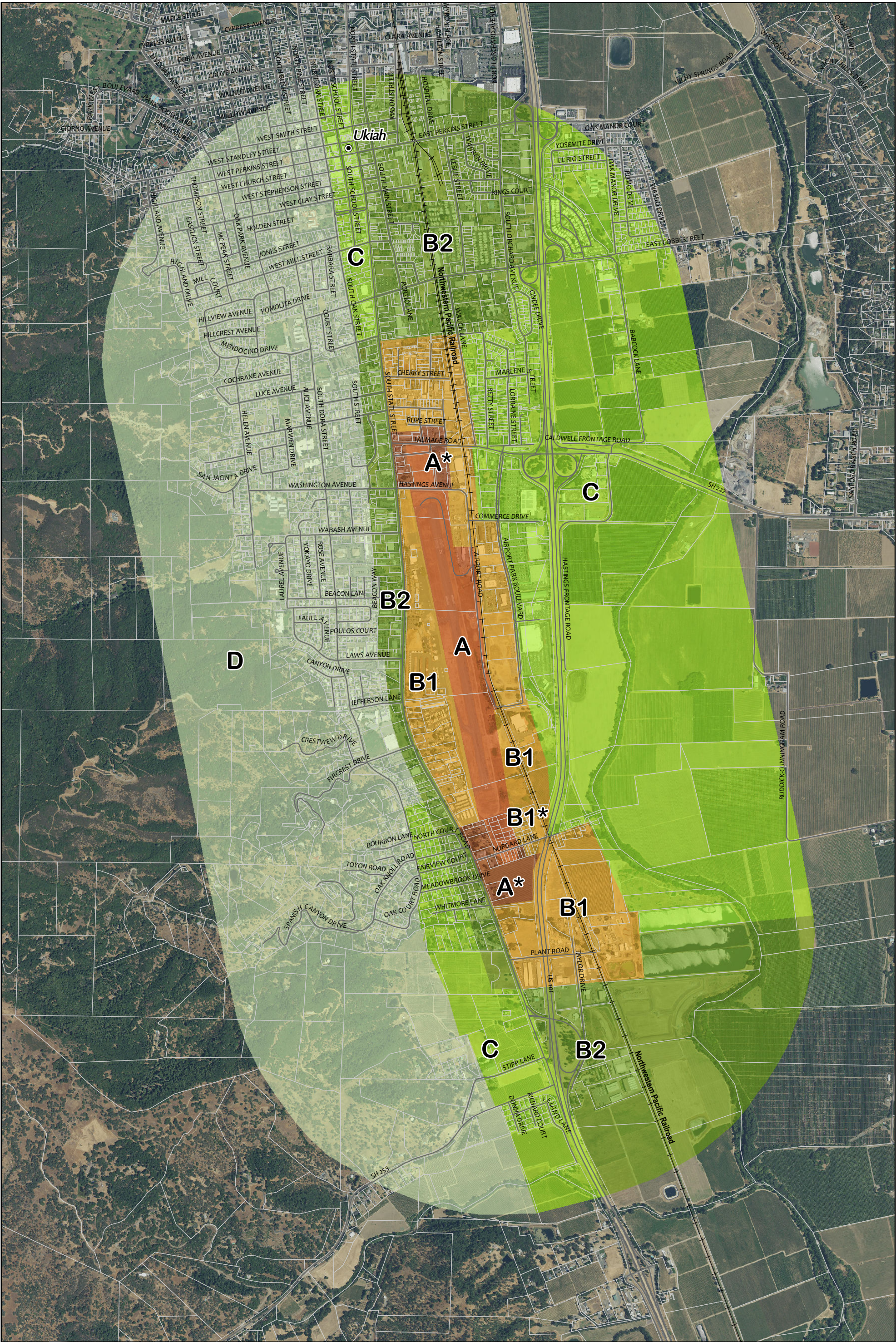
ALTERNATIVE RECOMMENDATION:

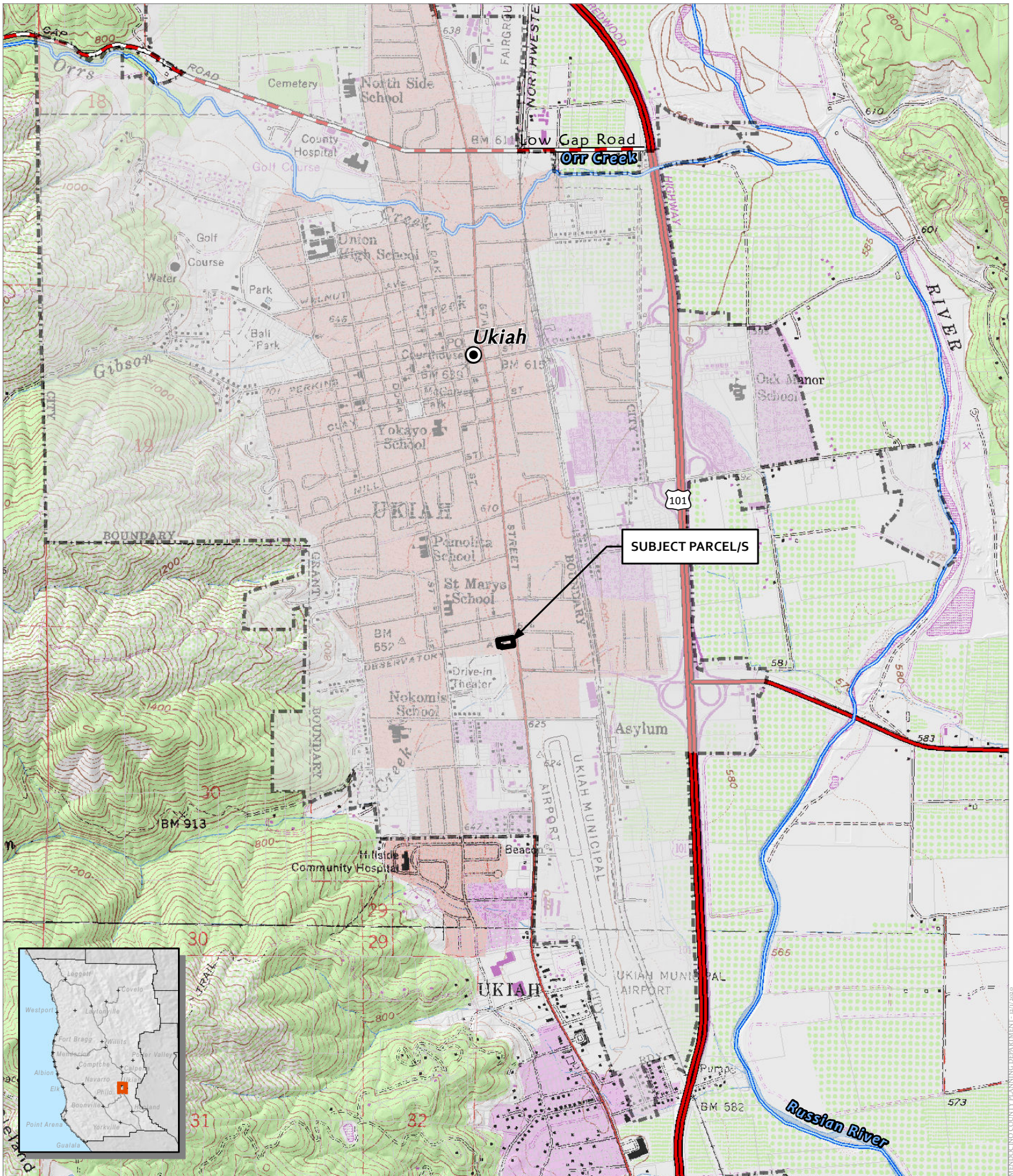
1. Find the proposed project inconsistent and not compatible with the Airport Land Use Comprehensive Plan, based on the purpose and intent of Airport Compatibility Zone B2. Provide direction to Staff.

ATTACHMENTS:

- A. Airport Zones – Ukiah
- B. Airport Zones (Aerial) – Ukiah
- C. Location
- D. Airport Zones – Subject Property
- E. Tenant Improvement – Proposed and Existing Site Plan & Elevations
- F. Existing Airport Vicinity Land Uses (Figure 4U)

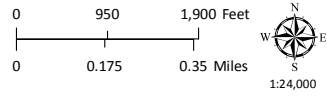




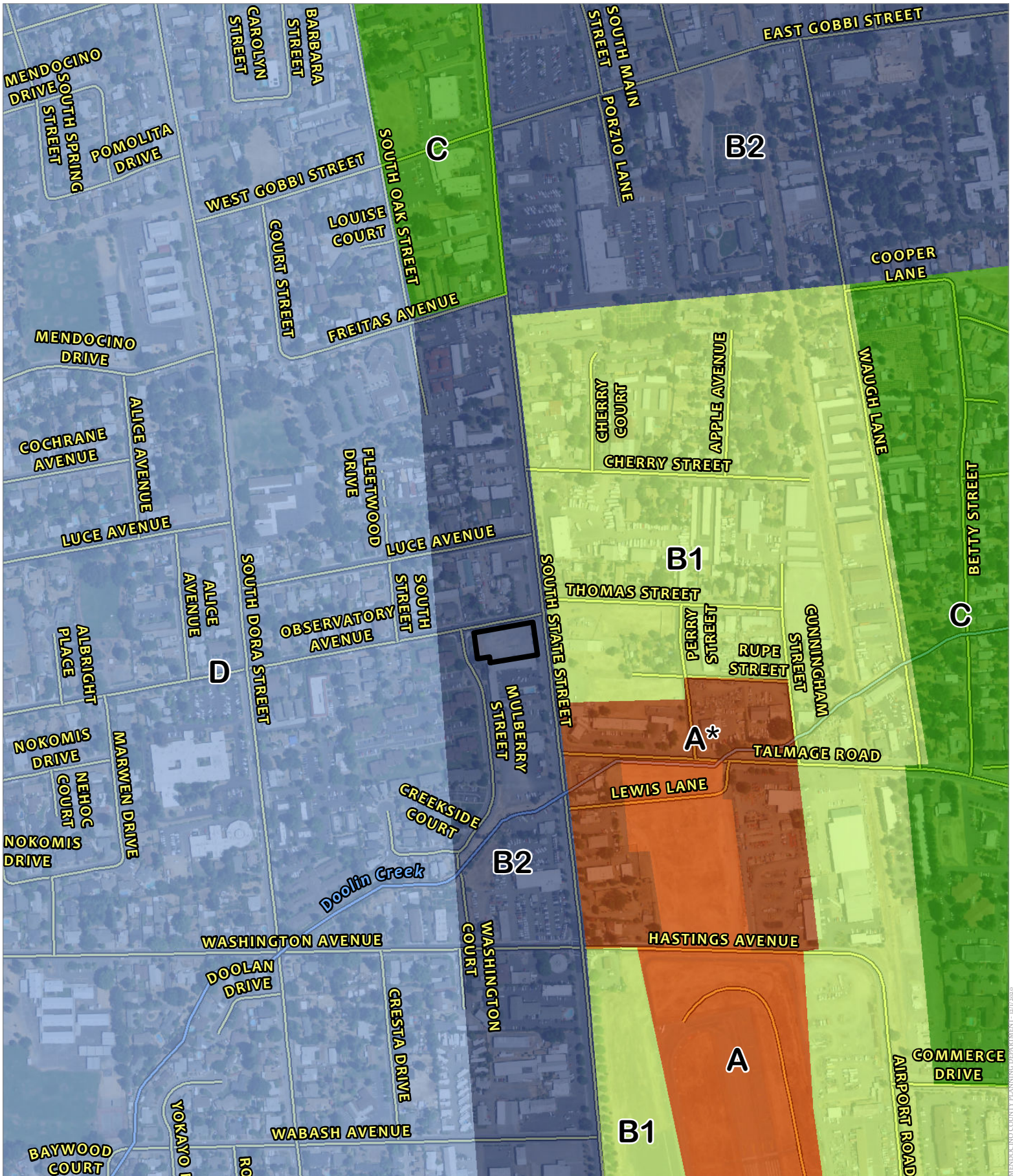


CASE: ALUC 2020-0004
 OWNER: CRUDO, Joe
 APN: 003-130-74
 APLCT: Nimesh Bhula
 AGENT: Tierney/Figueiredo Architects
 ADDRESS: 1006 S. State Street, Ukiah

-  Major Towns & Places
-  City Limits

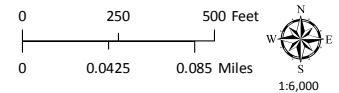


LOCATION MAP



CASE: ALUC 2020-0004
 OWNER: CRUDO, Joe
 APN: 003-130-74
 APLCT: Nimesh Bhula
 AGENT: Tierney/Figueiredo Architects
 ADDRESS: 1006 S. State Street, Ukiah

Public Roads

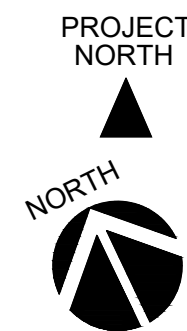
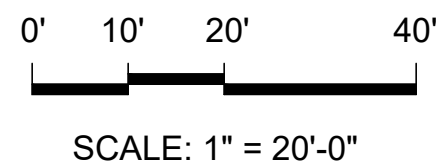


AIRPORT ZONES

UKIAH CAR WASH

1006 South State Street Ukiah, California

CONCEPTUAL SITE PLAN



TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA

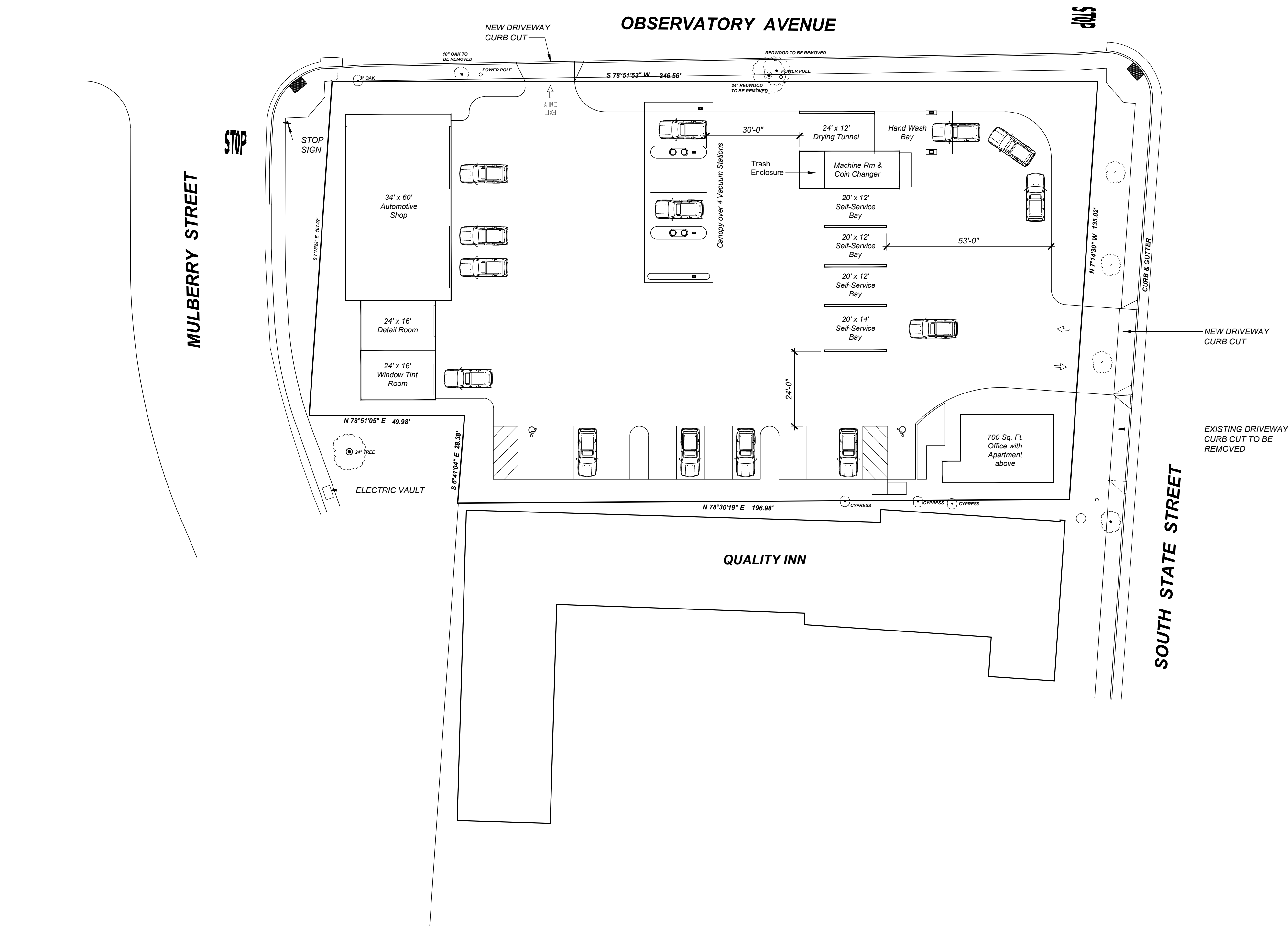
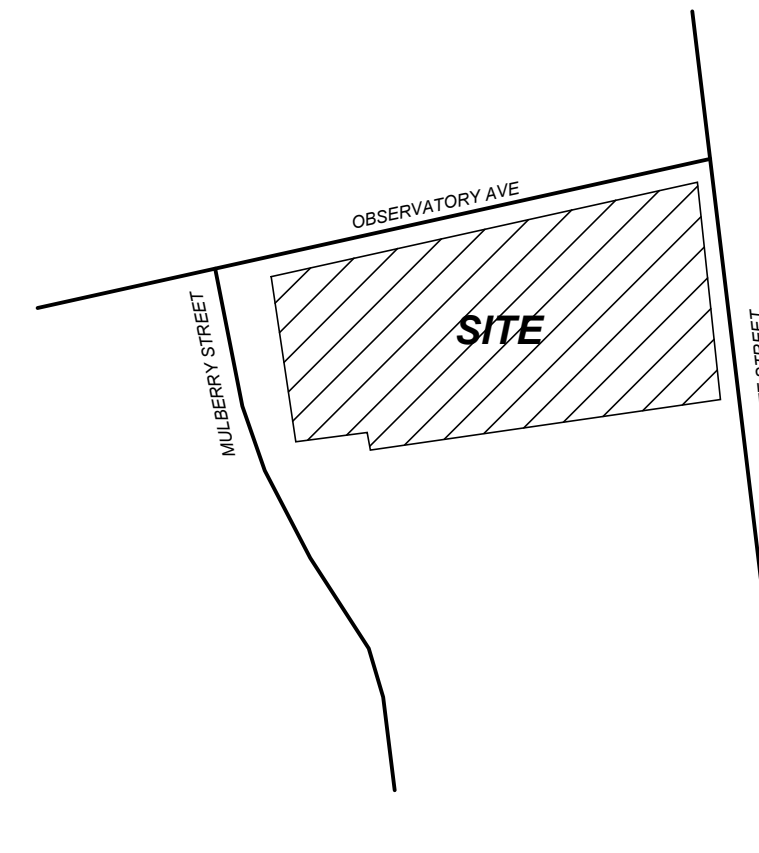
817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfarch.com

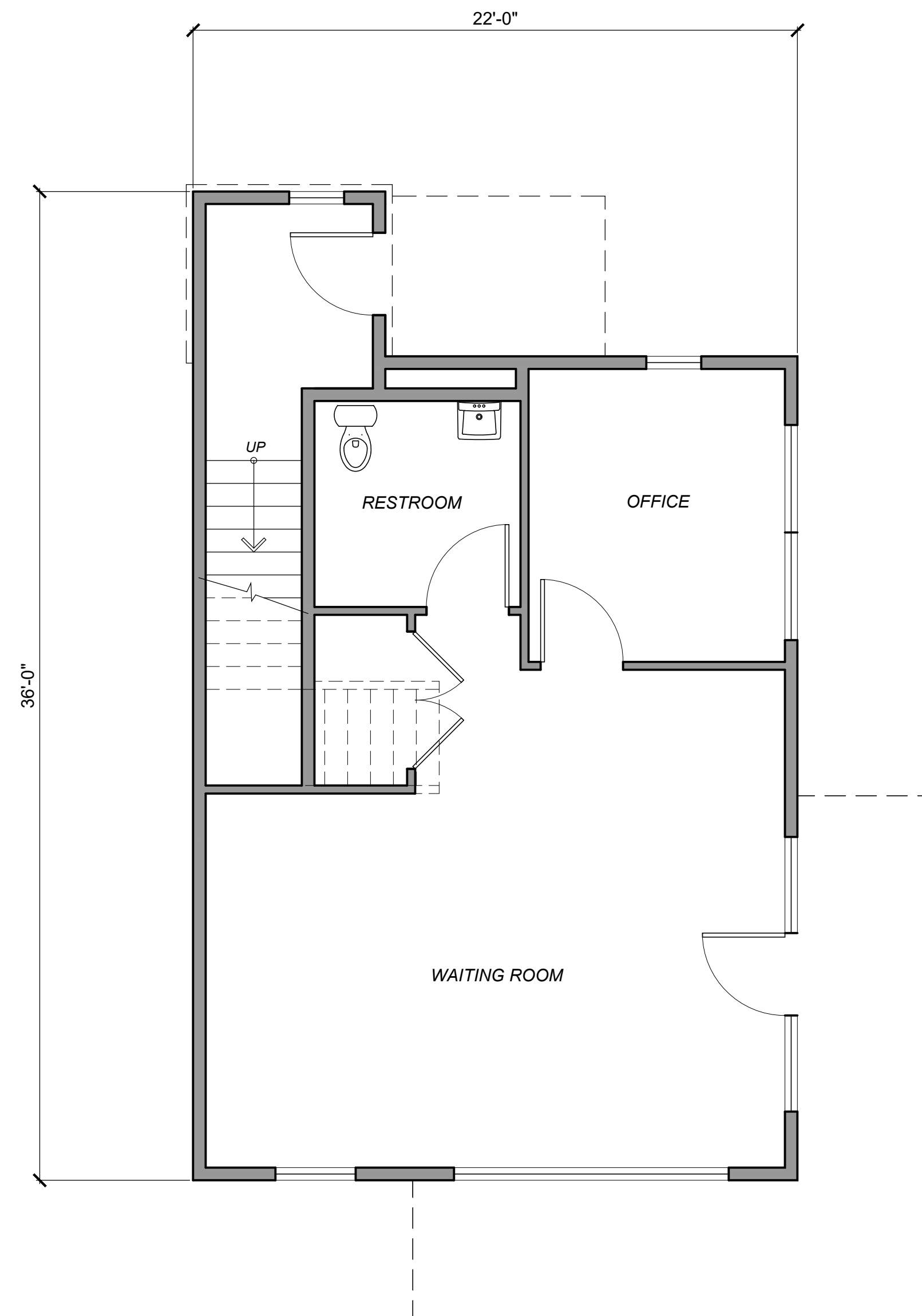
11/14/2020
TFA #1910

PROJECT DATA

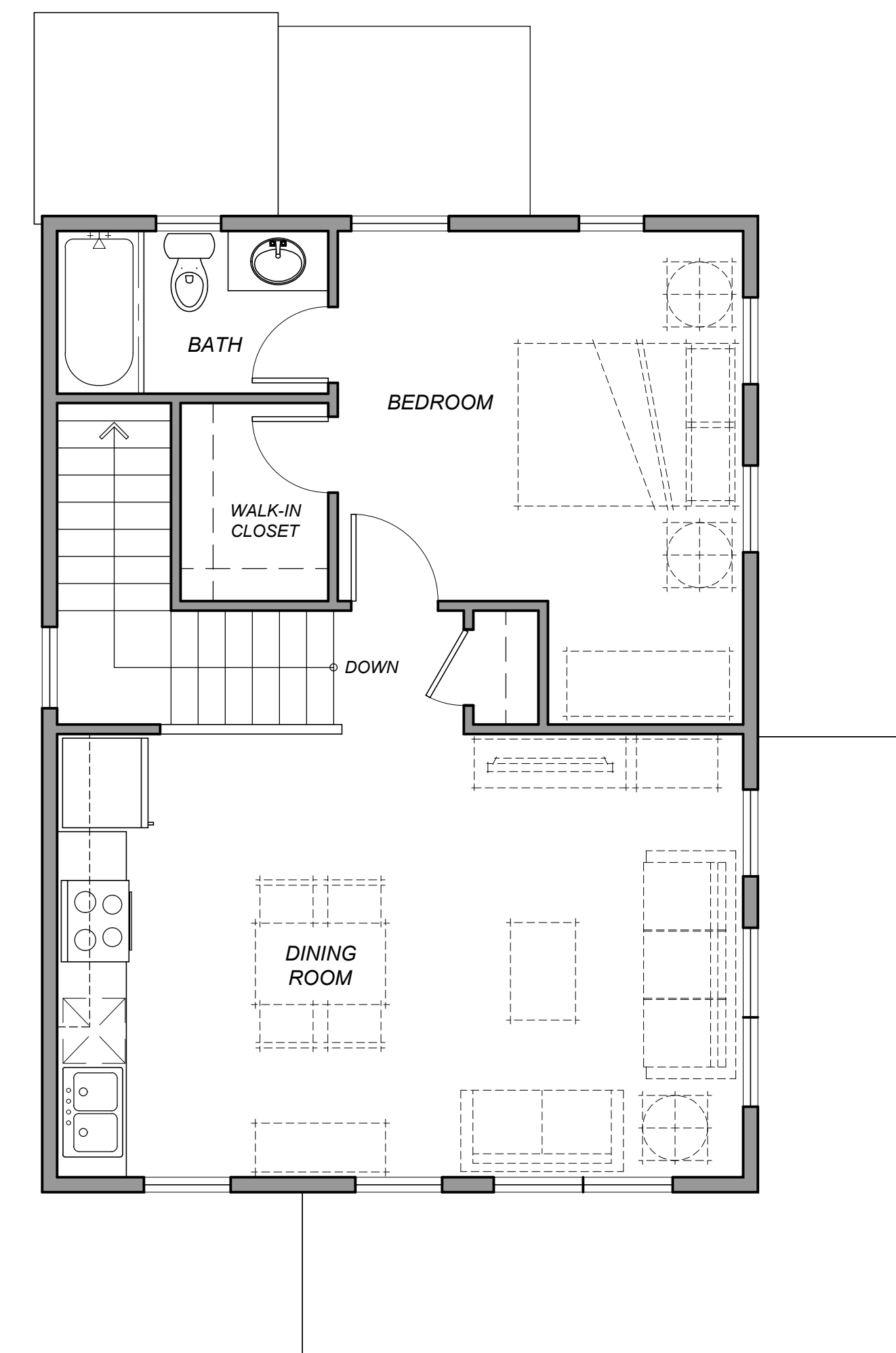
PROJECT LOCATION:	1006 SOUTH STATE STREET, UKIAH, CA
ASSESSOR PARCEL #:	003-130-38
ZONING:	C-2
SITE AREA:	APPROX. 0.73 ACRES
BUILDING AREA:	
OFFICE	595 S.F.
APARTMENT	710 S.F.
CARWASH	2,010 S.F. (includes handwash canopy)
VACUUM STATIONS	1,276 S.F. (canopy)
AUTOSHOP BLDG	2,808 S.F. (includes tint/detailing)

VICINITY MAP



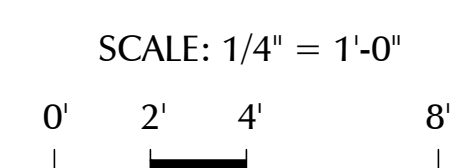


FIRST FLOOR
702 S.F.



SECOND FLOOR
603 S.F.

CONCEPTUAL OFFICE and
APARTMENT FLOOR PLANS



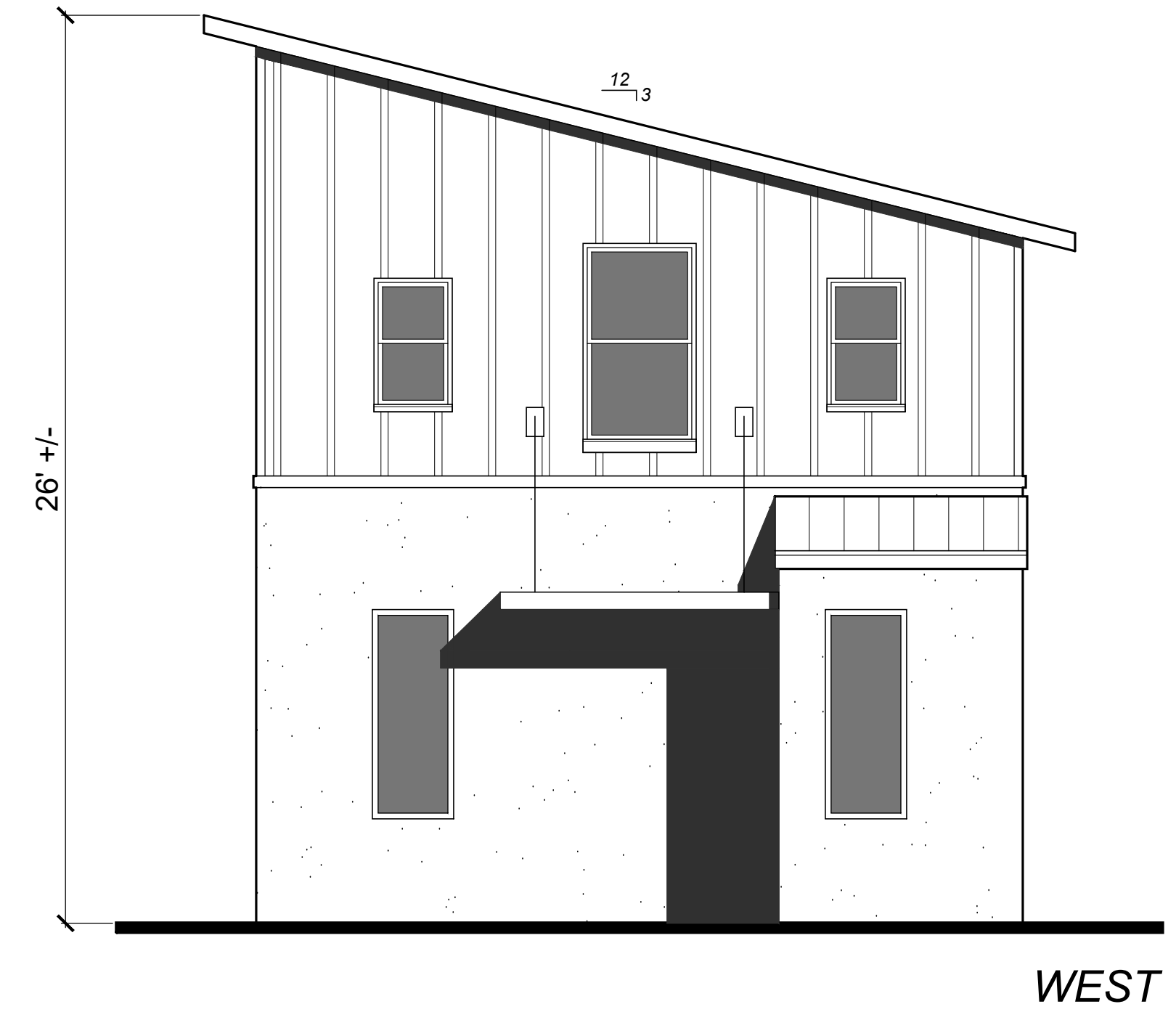
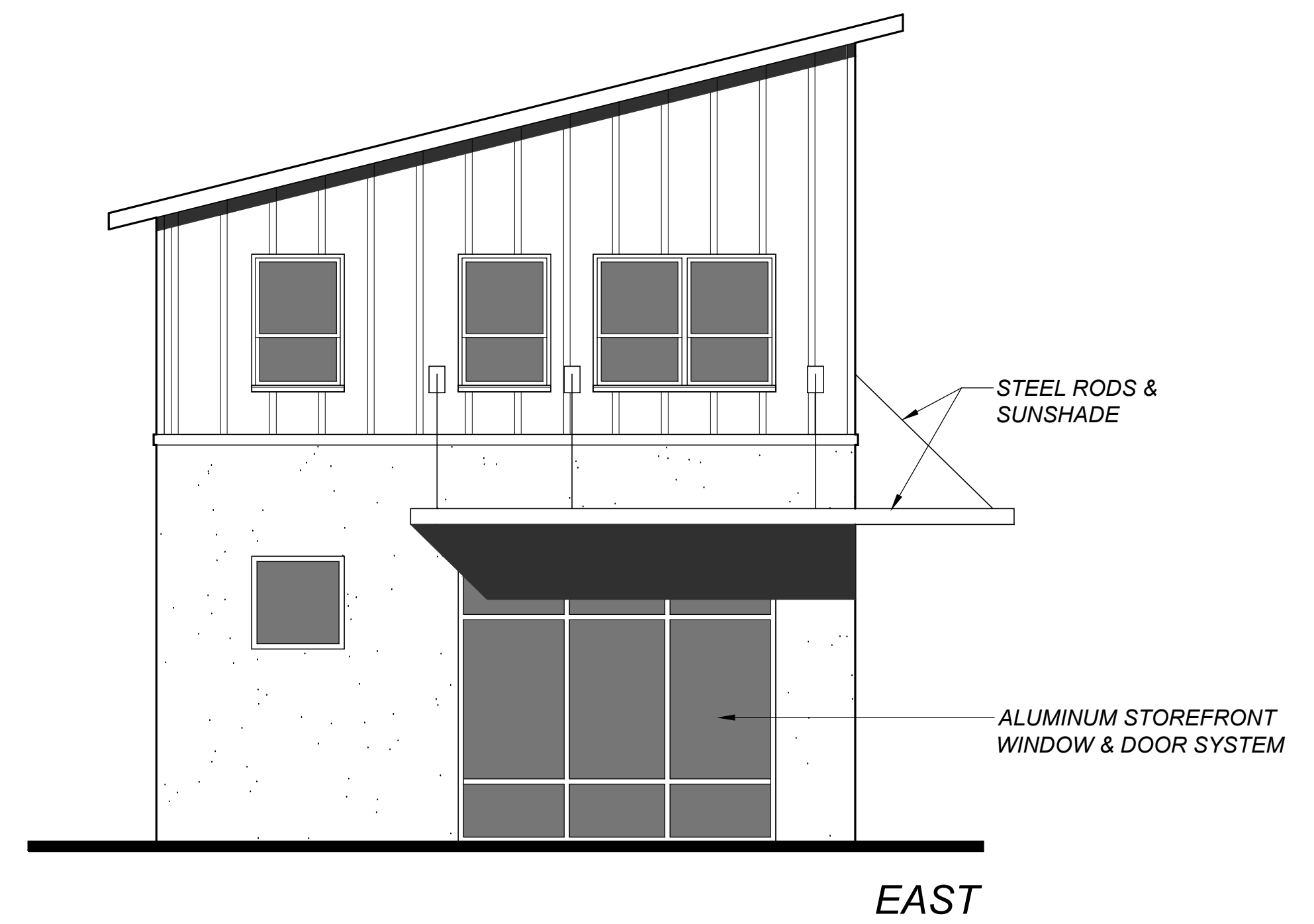
UKIAH CAR WASH
1006 South State Street Ukiah, California

TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA

817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfarch.com

05/18/2020
TFA #1910

2



UKIAH CAR WASH

1006 South State Street Ukiah, California

CONCEPTUAL ELEVATIONS

SCALE: 1/4" = 1'-0"

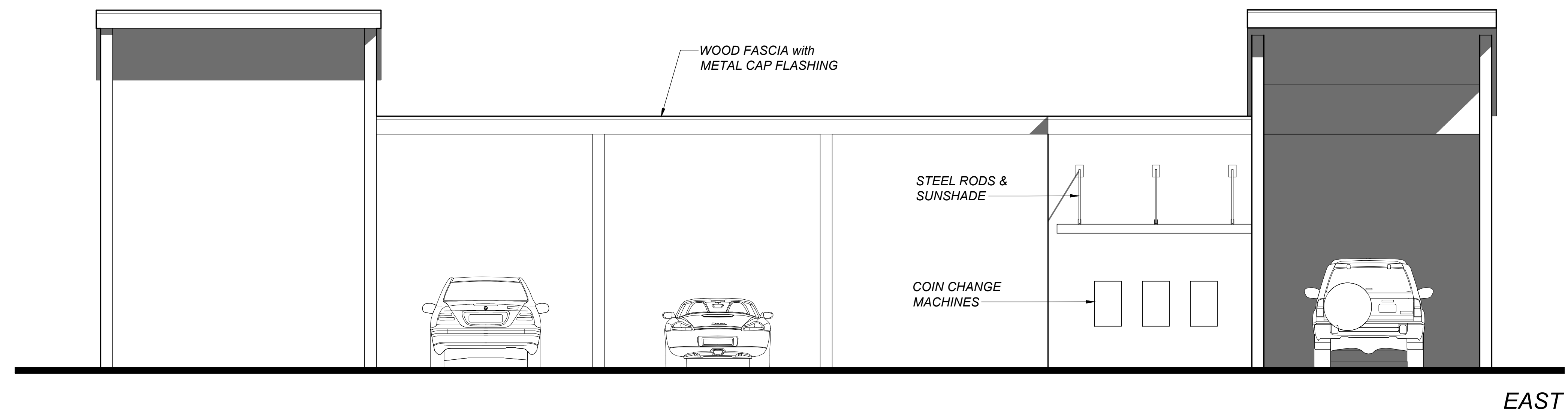
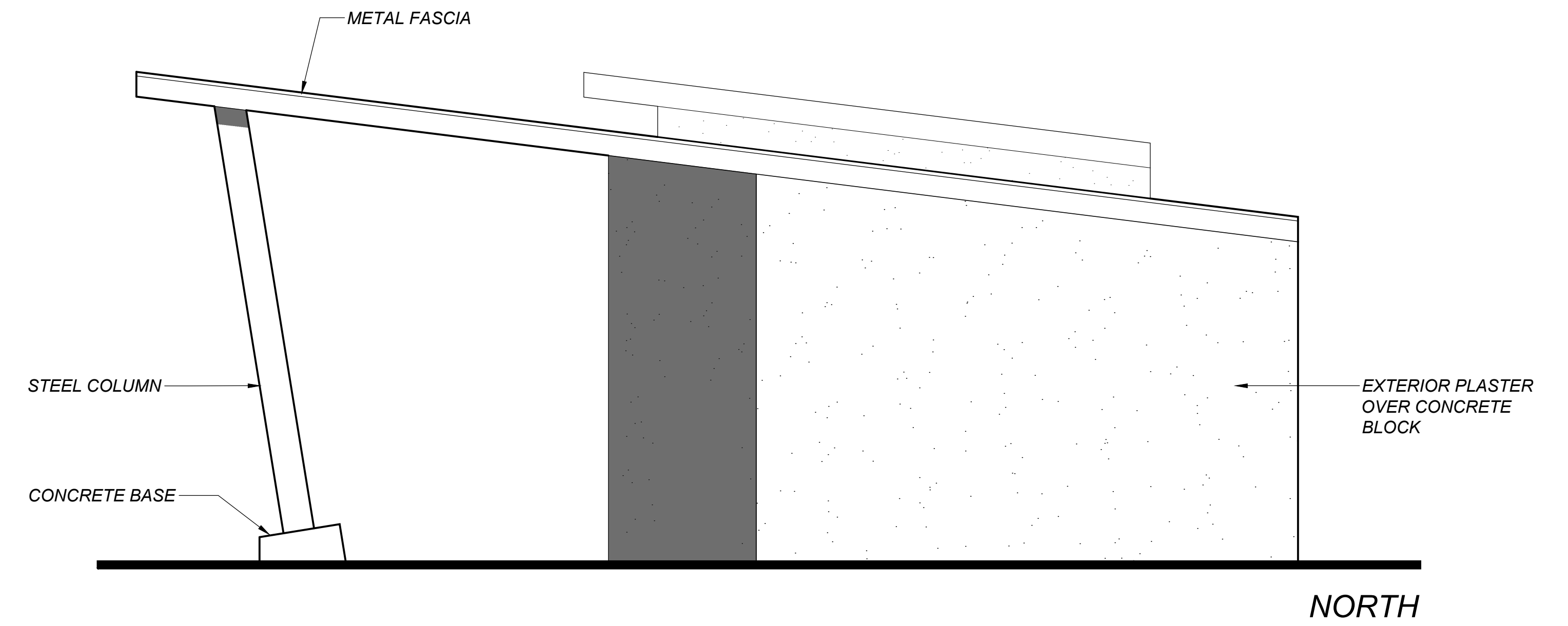
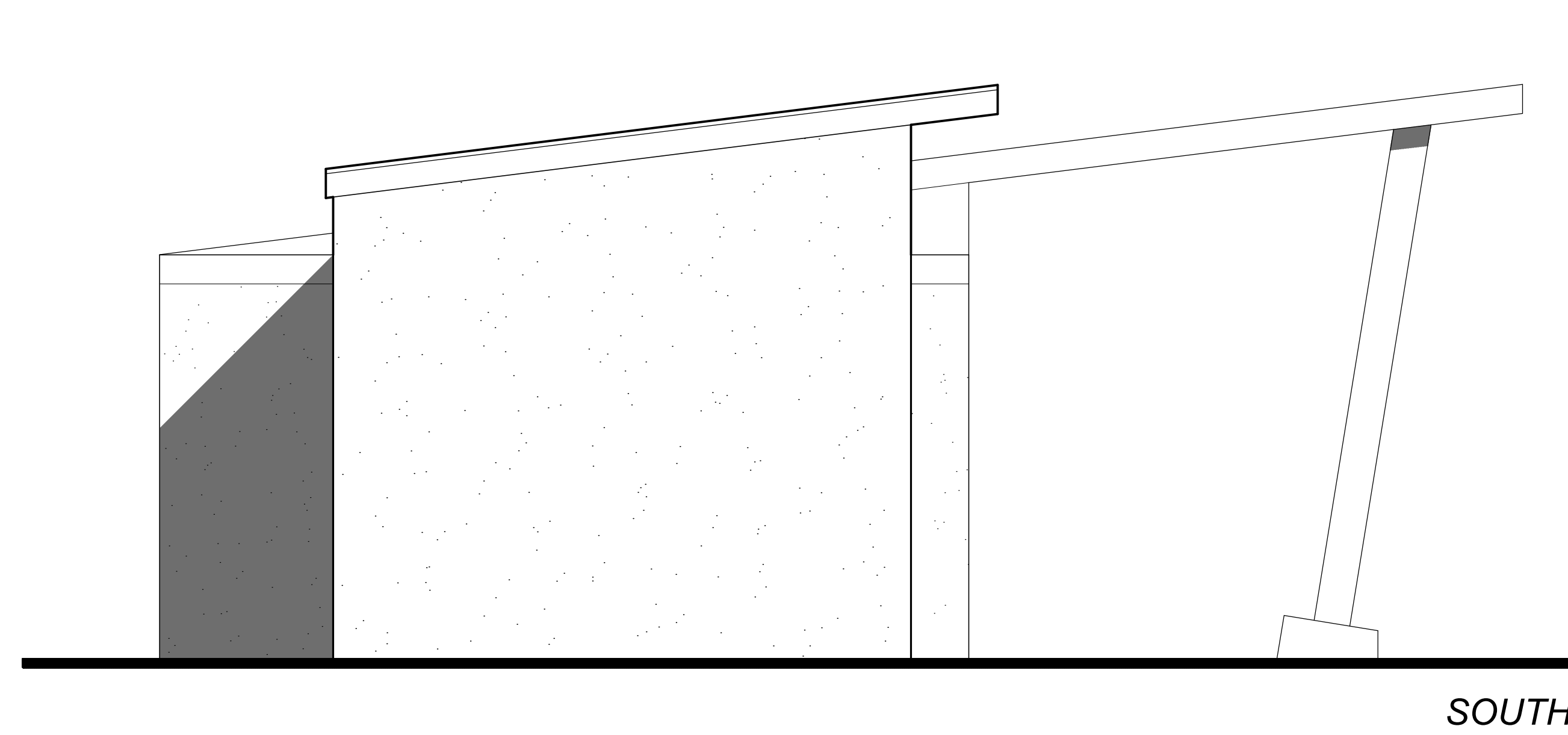
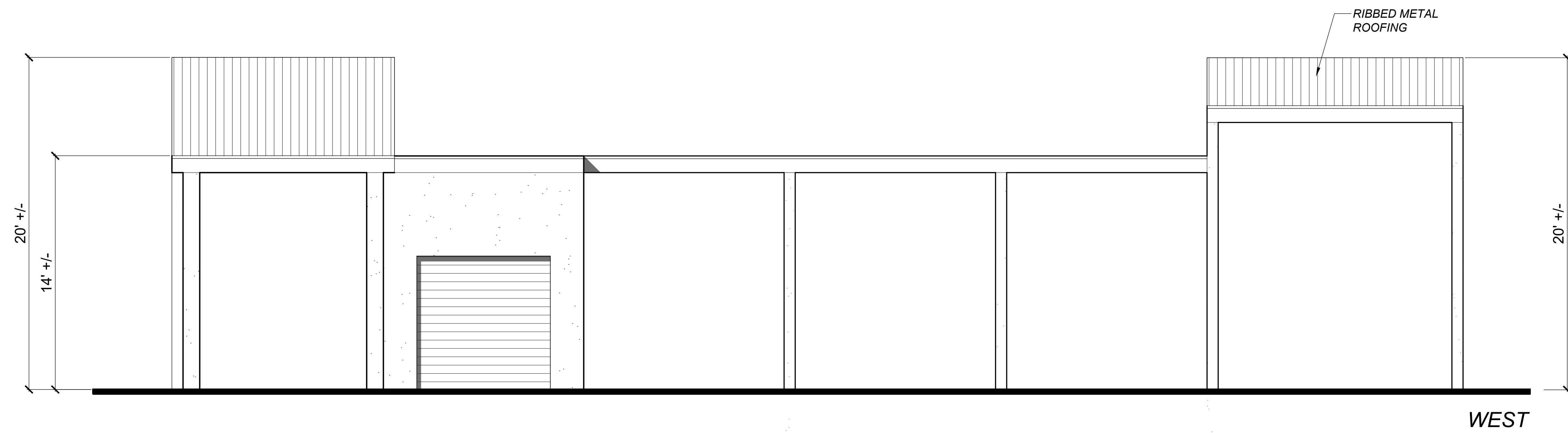
0' 2' 4' 8'

TIERNEY / FIGUEIREDO
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05/18/2020
TFA #1910

ATTACHMENT E-3
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UKIAH CAR WASH

1006 South State Street Ukiah, California

CARWASH CONCEPTUAL ELEVATIONS

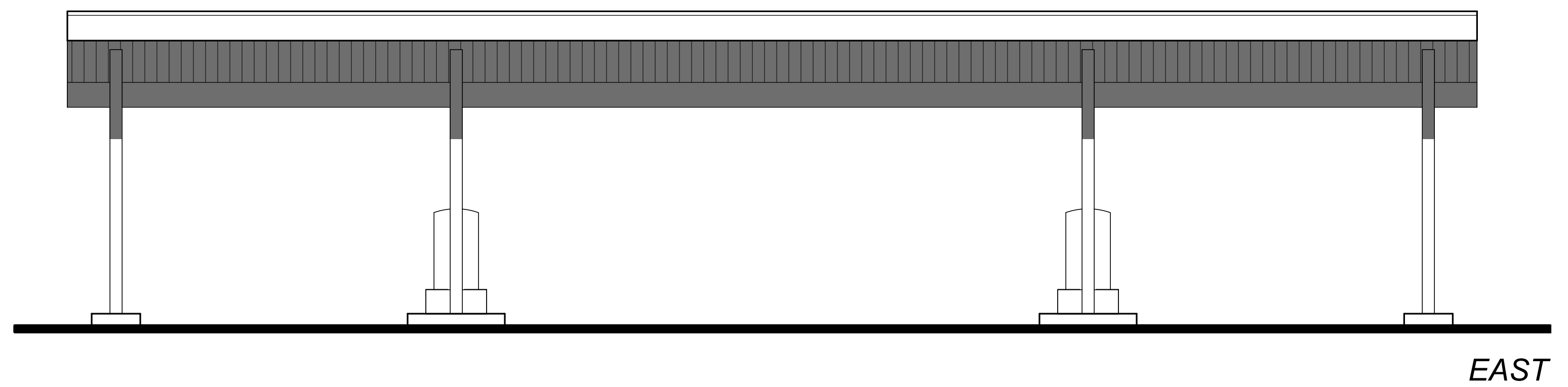
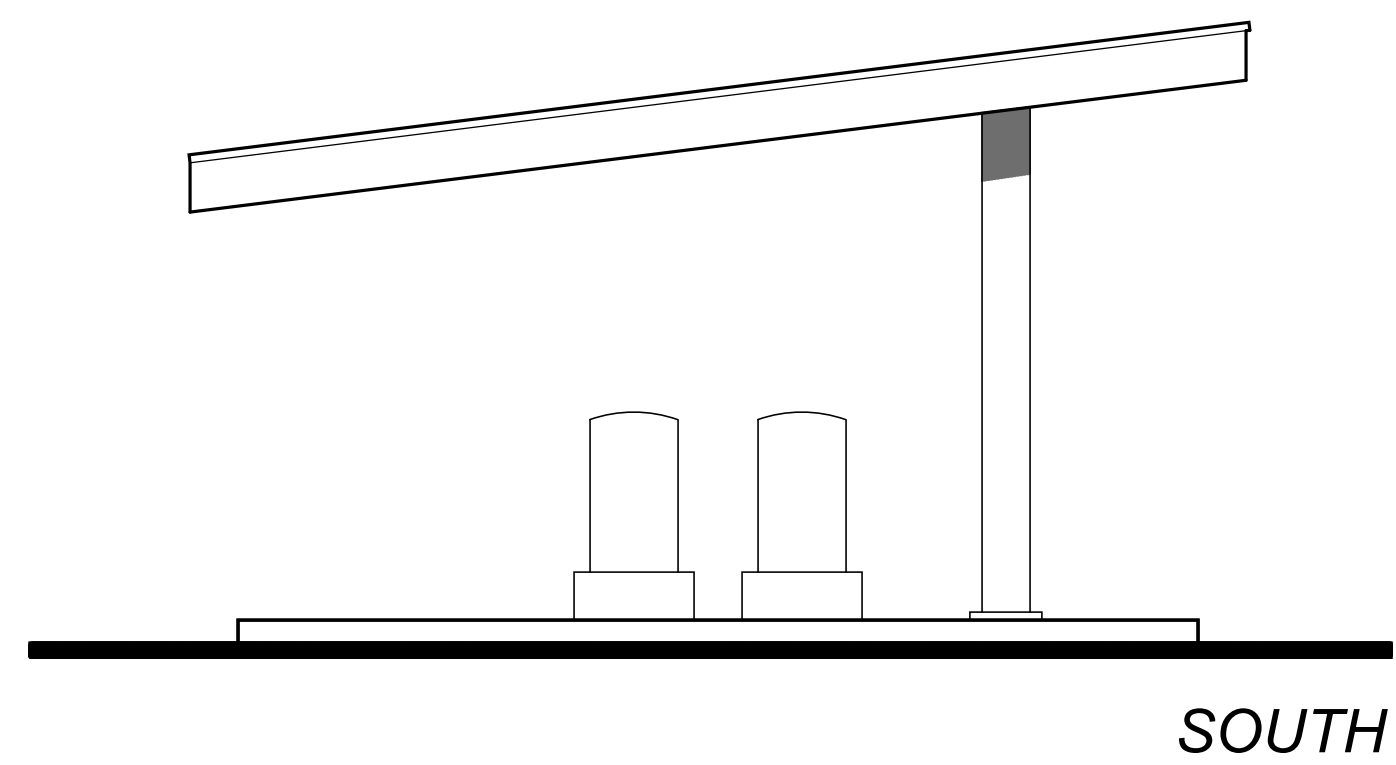
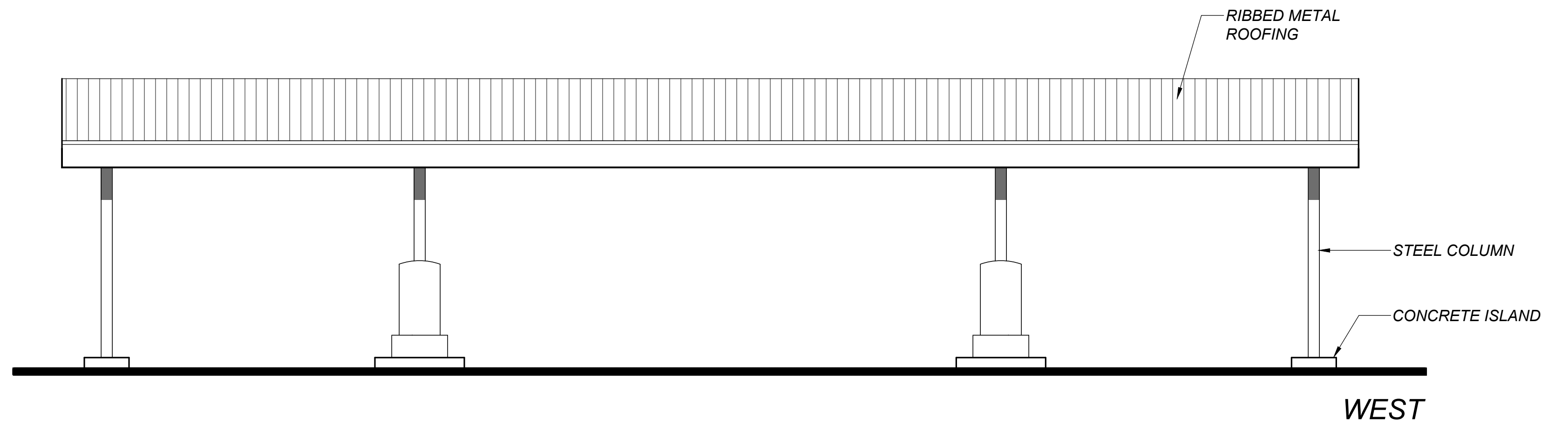
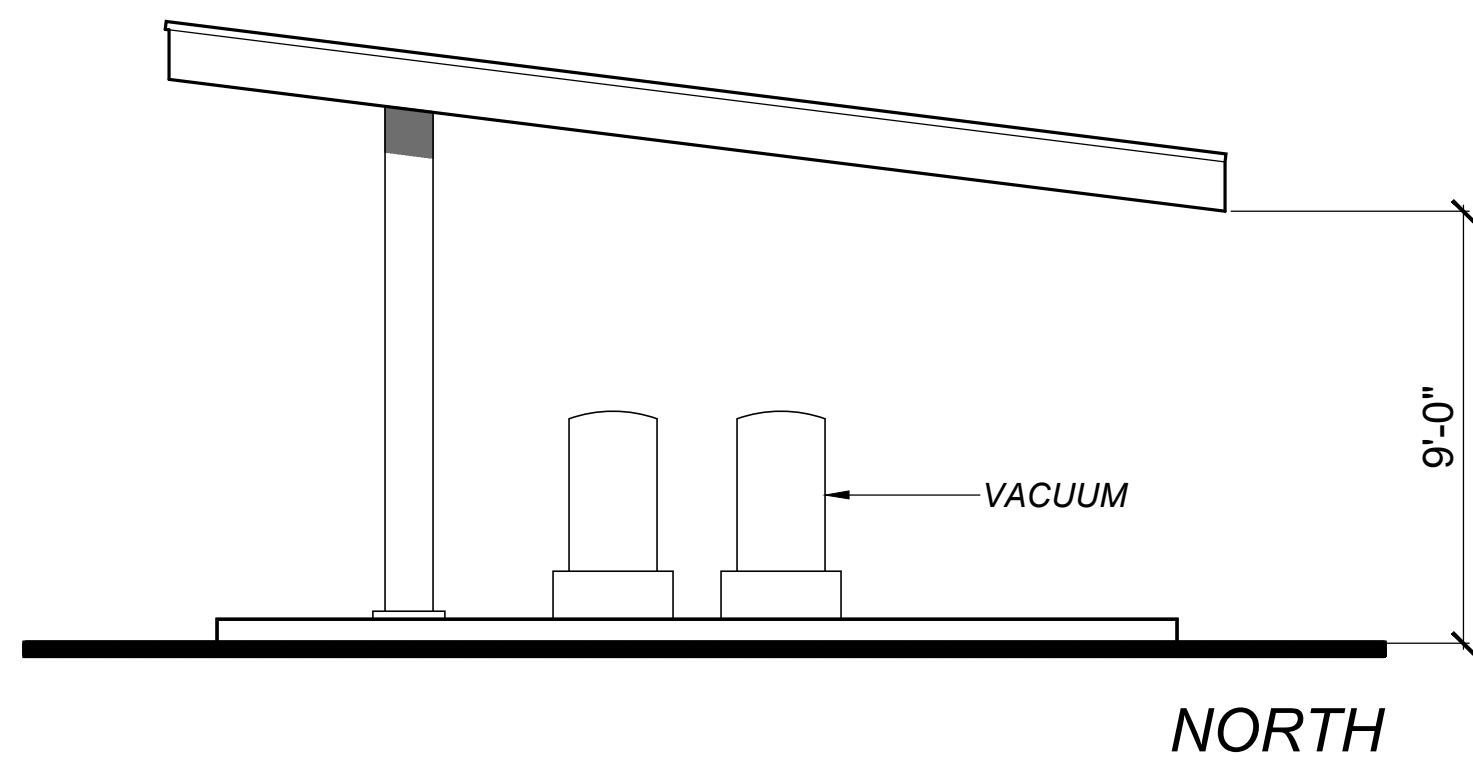
SCALE: 1/4" = 1'-0"

0' 2' 4' 8'

TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA

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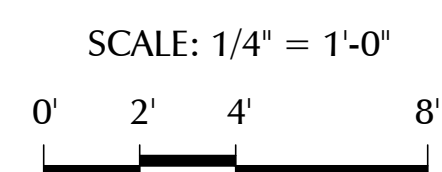
05/18/2020
TFA #1910



UKIAH CAR WASH

1006 South State Street Ukiah, California

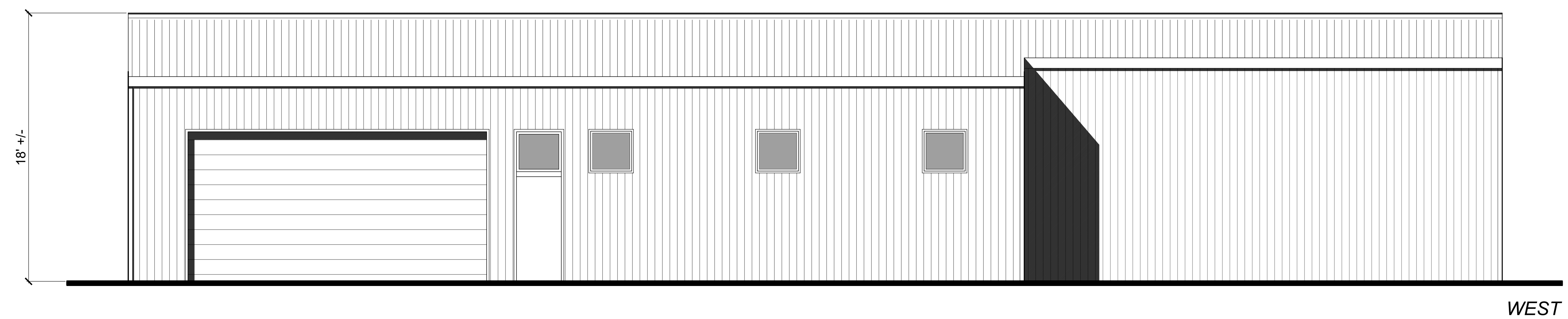
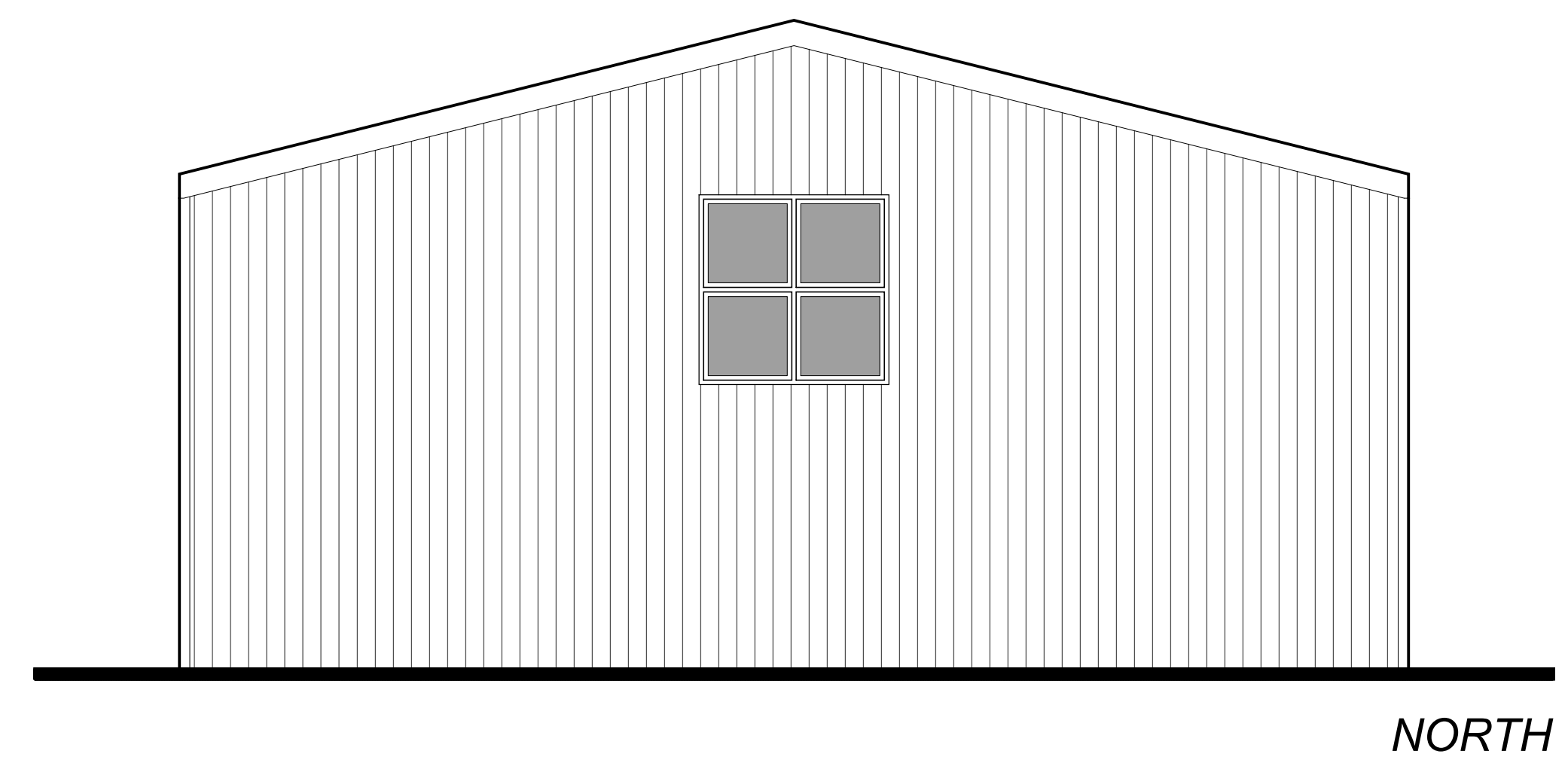
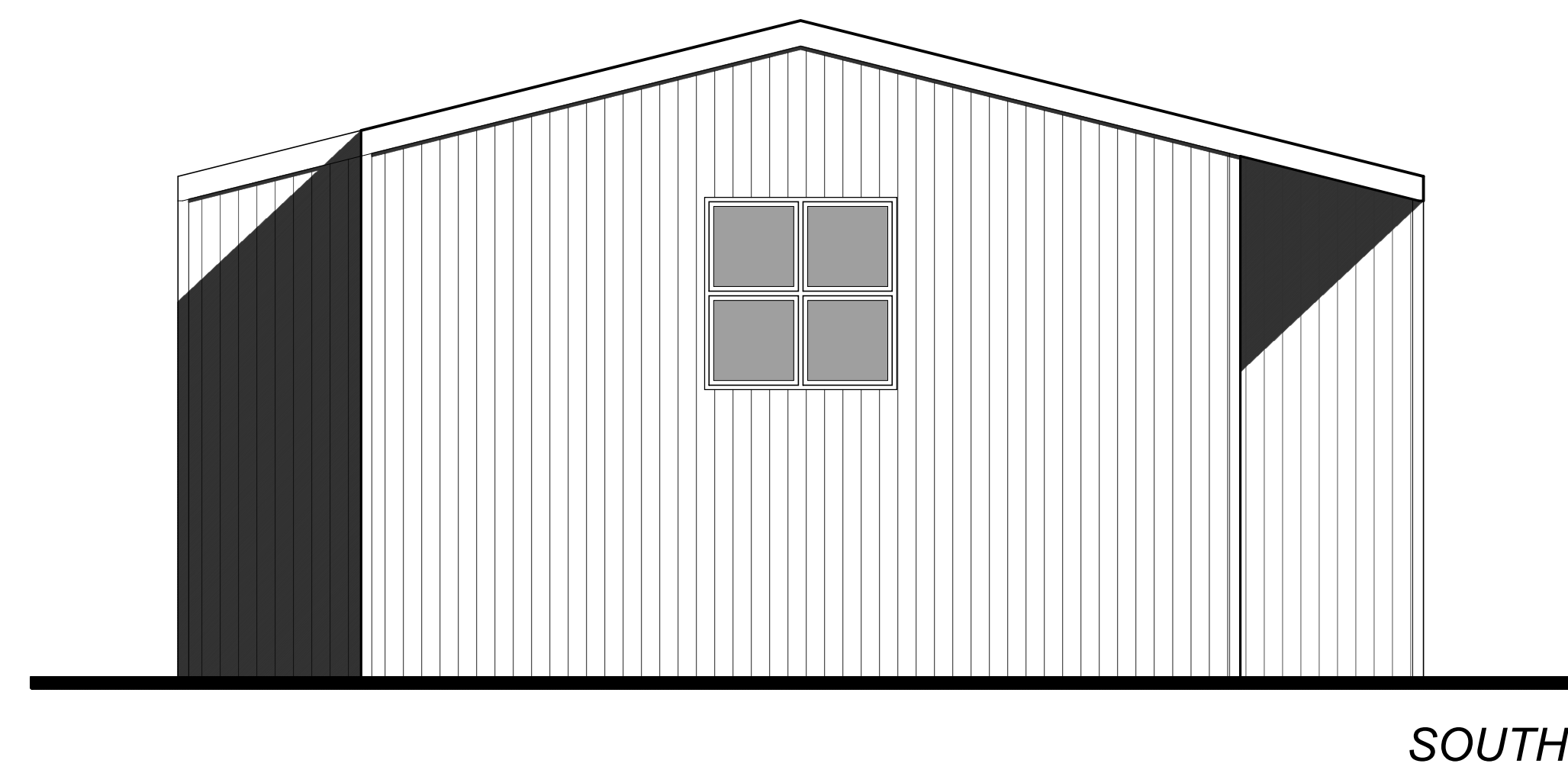
VACUUM STATIONS CONCEPTUAL ELEVATIONS



TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA

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5



AUTOMOTIVE SHOP and DETAIL ROOMS *CONCEPTUAL ELEVATIONS*

UKIAH CAR WASH
 1006 South State Street Ukiah, California

SCALE: 1/4" = 1'-0"
 0' 2' 4' 8'

TIERNEY / FIGUEIREDO
TFA
 ARCHITECTS AIA
817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfarch.com

6

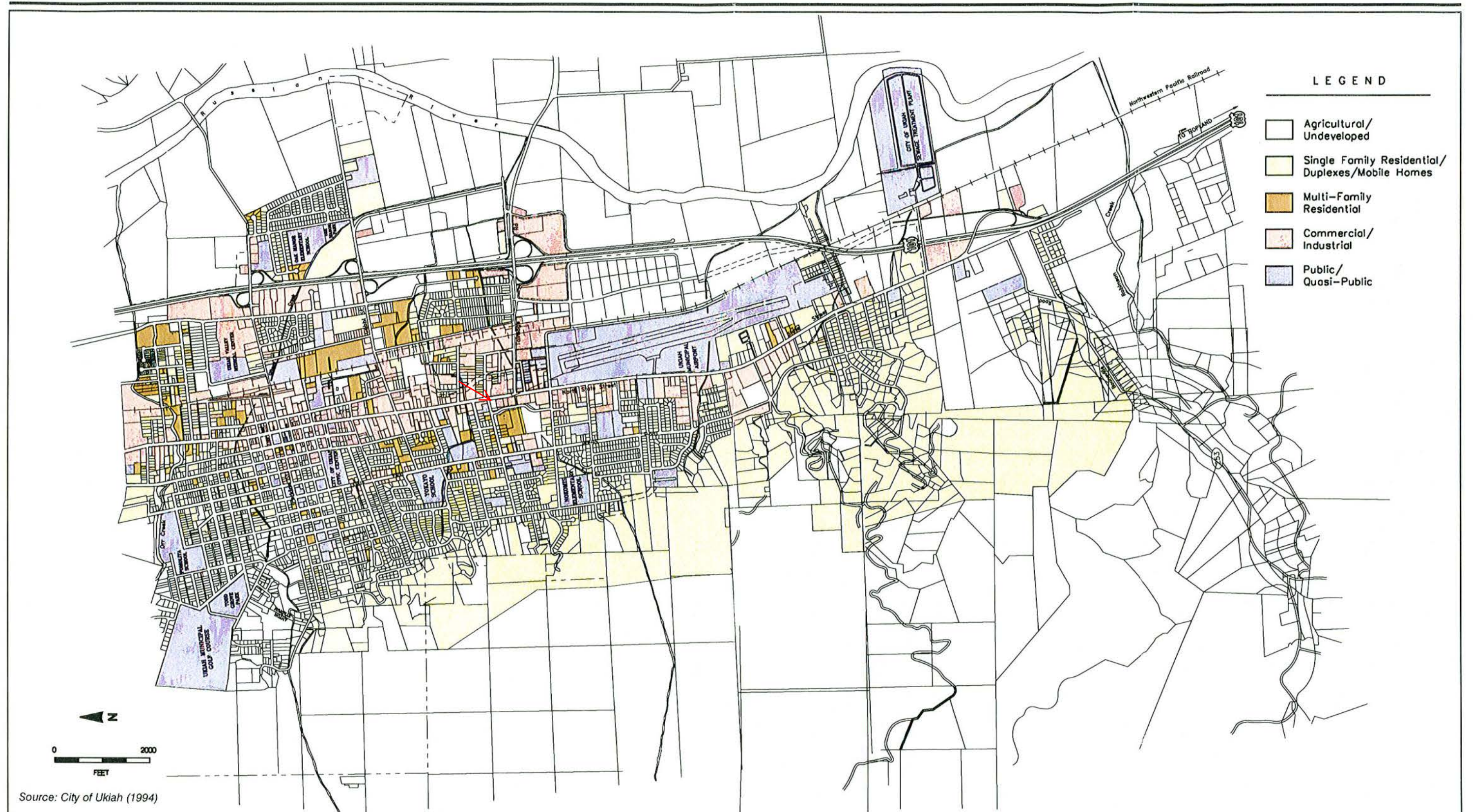


Figure 4U

Existing Airport Vicinity Land Uses

**CITY OF UKIAH
DESIGN REVIEW BOARD SPECIAL MEETING MINUTES
Held remotely via GoTo Meeting
November 8, 2021
3:00 p.m.**

1. CALL TO ORDER

Chair Liden called the Design Review Board meeting to order at 2:57 p.m.

Chair Tom Liden presiding.

2. ROLL CALL

Present: Members Hawkes and Morrow, and
Chair Liden

Absent: None

Staff Present: Mireya G. Turner, Planning Manager
Jesse Davis, Planning Manager

Others Present: Michelle Johnson
Randy Figueiredo
Nick Bhula
Pinky Kushner
Julio Tinajero
Joti Chandi
Alex de Grassi

3. CORRESPONDENCE

None was received.

4. APPROVAL OF MINUTES

a. Approval of Draft Minutes of the July 22, 2021 Special Meeting

Motion/Second Morrow/Hawkes to approve the July 22, 2021 Special Meeting Minutes, as submitted. Motion carried by an all AYE voice vote.

5. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

No comments were received.

6. NEW BUSINESS

6a. Request for Review and Recommendation to the Planning Commission for a Major Site Development Permit to Allow for a Mixed-Use Development of a Vacant Parcel Consisting of a Car Wash and Automobile Service/Repair Facility and a One-Bedroom Apartment; 1006 South State Street; APN 003-130-74 & 75; File No. 20-5427

Planning Manager Jesse Davis presented the project.

Chair Liden opened the item for public input and the following people spoke: Randy Figueiredo, Pinky Kushner, Michelle Johnson and Nick Bhula,

Morrow/Hawkes approve a recommendation of the project as submitted, with the replacement of the plum tree to redbud or flowering pear and the proposed ground cover adjusted to the approved ground cover used in Costco project. The total proposed landscaping coverage will remain the same.

The motion was passed by roll call vote (3 ayes).

- 6b. Request for Review and Recommendation to the Planning Commission for a Major Site Development Permit to Allow for New Construction of a Commercial Cannabis Retail Structure; 1102 & 1104 South State Street; APNs 003-130-09 & 003-530-11; File No. 21-6370

MGT presented the project.

Chair Liden opened the item for public input and the following people spoke: Joti Chandi, Sonu Chandi

Hawkes/Morrow approve a recommendation of the project as presented.

The motion was passed by roll call vote (3 ayes).

7. **MATTERS FROM THE BOARD**

Chair Liden: The DRB is looking forward to Ron Meaux's appointment by the City Council. There is one vacancy remaining.

8. **MATTERS FROM STAFF**

9. **ADJOURNMENT**

There being no further business, the meeting adjourned at 3:50 p.m.

PROJECT: Car wash at 1006 S. State St (intersection of Observatory and S. State).

RE: Replacement plantings

After considerable discussion, the Design Review Board agreed to replacement plantings for a few of the specimens indicated in the Project landscape plan.

Plantings at commercial sites such as this one on south State St., require low maintenance, heat and drought tolerance, and hardiness. These sites on the Ukiah Valley floor experience heat ranging up to 110 degrees in the summer and even higher on S.State St. For plants located at the periphery of the site, in this commercial area, with lots of vehicular and pedestrian traffic, hardiness is paramount. Plantings on commercial sites need to be easy to maintain since they are managed by crews used to straight-forward instructions with no subtleties.

The landscape plan for the car wash does follow the guidelines for trees set forth in the tree list of the City code. That list, however, was put into the code in 2012; current usage indicates a need for some adjustments to the list. Specifically, purple plums are no longer deemed appropriate due to fruit drop when those trees reach an age of 15-20 years. The fruits are messy—dirty and slippery, inappropriate for a sidewalk tree. The tree itself also needs a lot of training to make it survive in a sidewalk location.

TREE list: A replacement for the purple plum (*Prunus cerasifera* ‘Krauter Vesuvius’) is the desert willow, *Chilopsis linearis*. This tree is not on the City list currently, but will be added when the new and improved list comes out, due spring, 2022. (It is not in the willow family, but is named that because of its slender leaves.) It is a hardy, short tree, appropriate for placement under wires, easily grown, with blossoms that are actively visited by hummingbirds. It should be purchased as a single trunk. It is available at The UrbanTree Farm Nursery in Fulton, CA.

GROUND COVER: A replacement ground cover for cotoneaster is *Arctostaphylos* ‘Pacific mist.’ Pacific mist grows fast, needs little water is a native and is not an invasive. The cotoneaster has the potential of being invasive in our surrounding forests.

LARGE SPECIMEN TREES: The landscape plan proposes two elm trees, *Ulmus parvifolia* ‘Drake,’ for two very narrow spaces along the southern border. Non-

native large trees in narrow spaces in a sea of pavement are rarely successful in Ukiah. To achieve plants that thrive and add long-lived beauty to the commercial surrounds, one larger planting area planted with a native oak tree is vastly preferable.